App. F. IX-4

1936.

File No. 66-26

Previous References

G. G. 66-26, 28-39
66-26, 1-27

Serial Nos. 40-58

Reserve

Later References

G.G. Week 41-32
PP 2-30 (1-12)
" 18-37 . . (1-6)

General and Revenue Secretariat.

106-38-1
40-39-1-3

Serial Nos. 19

Part B for Sept. 1932

SUBJECT.

Additional grant to meet the cost of acquisition of lands required for extending the Sunnakal Harijan Colony, Bangalore

G. O. No. 765-7 B (1) (4) Rev. (2)

Dy. D. C. Bk
" Comptroller Mysore Govt.
Exr. of Accts.

Sanction an additional grant of Rs 083-13-8 to meet the cost in question from the provision under 27 Adl. 4.

SBR
30/4/32

General and Revenue Secretariat | G. File No. 66 of 1936.

D 457.

Serial No. (f1)

Letter no. Cyn S.263.29 dated 11th July 1930 from the Dy. Bangalore Dr. reporting that the Sum of Rs: 3 0000/- Sanctd for payment of Compensation for lands acquird for the Sunnakal Tank was not drawn last year, and requesting Sanction of grant this extra Rs: 35,000/- already applid for.

1) Subd for orders. The grant Sanctioned last year was not drawn and has lapsed. As lands have been taken possession of, an additional grant is necessary. If Sanc. may be accorded. The main file also is herewith.

19 KD 19.7.30

Gen. Seq

2) Fin' Seq with Comps.

21/7/30

Ce 19.7.30

Ce 22/7

A.D. 24/7/30

73-30

Rg. 2-30-1.

R 282 22/7/30

1082 4/7

1279 28/7

2. The case appears to have been badly handled and we have been obliged to incur a very heavy expenditure in connection with this acquisition. 3 If an addl. grant is now required, we have again to depend on the Exec. Engrs. 'désagrément' and even the [redacted] of non-official

Note—Contn. Sheet

WD 02328—GPB—10,000—22-4-30

General and Revenue Secretariat | G & G File No. 66 of 1926.

Serial No.

OFFICE OF THE SECOND MEMBER OF COUNCIL
25 JULY 1930
No. 784

criticism. I would suggest the exploration of all possible measures to dispose of the land with best advantage, either by reserving them with owners or by selling them together.

(The main file has been returned)

25.7.30.

2nd Member

RG 26/7/30.

Ca 24/7

4. The Chief Secy may meet the Dy Comte & the Dc & discuss what had best to be done in the case.

CSJ 25/7

DSK RG 27/7/30

Ca 26/7

Asstt. Secy.

18. 26.7.30.

Submitted for approval

Gen. Secy

Ca 26.7.30

RG 28/7/30

Ca 28/7

1223/26/7

Note—Contn. Sheet

WD 02328—GPB—10,000—22-4-30

File No | of 192 | General and Revenue Secretariat

Serial No.

Off. note revised as per personal instruction is enclosed for approval

Gen Sec)

Ch
2/8/30

Note–Contn. Sheet

Serial No.

With reference to the Member's instruction that I should meet the Director of Horticulture and the Deputy Commissioner in connection with the land acquired in continuation of the Sunkal Farm, I beg to submit the following:-

I met these two officers on the 31st Thursday in the Sunkal Farm and had a general discussion about the points in connection with the acquisition. It seems to me that the entire matter has been handled from beginning to end. For instance two of the most important questions that should have received careful consideration prior to the acquisition of the land are (1) what is the total cost of the acquisition and (2) after the land is acquired what is the use to which it is going to be put. The investigation made into these points has been very perfunctory. The original estimate of the total value of the land to be acquired was given as Rs.30,000/-. It now turns out that it is more than double, viz., Rs.65,000/- and I rather have the impression that, before we have done with the acquisition proceedings, we will have to add another Rs.10,000/- or 15,000/- to this figure. The original value appears to have been a hopeless under estimate. It seems to me that it is worth while going into the matter with a view to fix the responsibility for this undervaluation and take due notice of the carelessness of the officers concerned.

Next, as regards the use to which the land was to be put, Government were informed that the

Note—Contn. Sheet

Thigalars

Serial No.

Thigalars who had been dispossessed of their lands round about the Bangalore City were anxious to take over these lands. And in fact it was on their account that these lands were ordered to be acquired. But it now turns out that far from being anxious to take possession of the lands, the men are actually unwilling to do so. Clearly the inquiry made into this matter was very superficial.

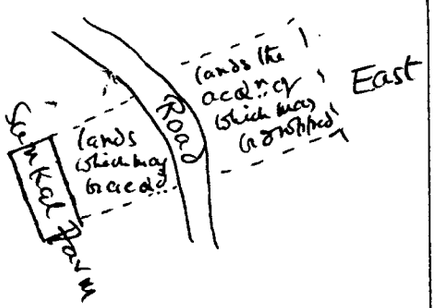
The lands have now been acquired and - Government have now to decide on their next step. Since there is no demand for the land on the part of the Thigalars, Mr. Krumbiegal thought that Government may cultivate the lands themselves departmentally. I think this is open to several objections and need not be seriously considered. I think that if there is no demand for the lands, much the best thing would be to pay crop comepnsation to the late owners and put them in possession. I understnad that this is legally admissible and costs about Rs.5,000/-

Before deciding upon this step, it seems worth while ascertaining whether there is or is not a demand for these lands from the Thigalars or some others. Mr. Krumbiegal seems to think there is plenty of demand. He may be asked to go into this question in consultation with the Deputy Commissioner. In case they are able to satisfy the Government that there is a demand for the land, it would seem to be best to go on with the acquisition. But I think we can reduce

Note–Contn. Sheet

the

Serial No.



OFFICE OF THE SECOND MEMBER OF COUNCIL
6 AUG. 1930
No. 1135

the extent of our acquisition and keep the cost within Rs.30,000/-. I enclose a rough sketch of the lands in question. It would appear to be sufficient if the land between the road and the Sunkal Farm is acquired. Mr.Krumbiegal told me that he was not particular about the land to the east of the road.

To summarise my suggestions:-

(1) Mr.Krumbiegal and Mr.Taj Peeran may ascertain if there is a demand for land either from the Thigalars or from others.

(2) If there is, the land between the Sunkal Farm and the road may be acquired ~~xx xxx~~ and the land to the east of the road may be given back to the present owners who may be given crop compensation.

(3) If there is no demand, crop compensation may be given on all the lands now acquired and late owners put in possession again.

The Member — RB 5/8/30
Dewan — CE
I agree - action may be taken on the above lines. 6/8

CSJ 6/8
RB 6/8/30

MM 6-8-30

Earl RB 6/8/30 CE 7/8

Note—Contn. Sheet

WD 02328—GPB—10,000—22-4-30

Serial No.

Sorted with a draft. D.O. i/c 6/6/39 for consideration if the question of responsibility for the under valuation should be pursued as the D.C. has already explained the circumstances under which the original estimates were submitted.

G.G. 66-26-39
D. 8.5.09,
W.

Opt. for approval

As regards the under-valuation, the Assistant explanation has already been obtained (flag W) and has been supported by the D.C. Personally, I think this remarks should have been addressed to, as in the cases reported by the Builder, it seems to have been the most reasonable (there are many cases in para 10 of file No. G.G 66-26 placed below), that the land acquisition officer has taken into account the mean or less fancy prices paid by Europeans for neighbouring lands in the case which purchased for building purposes. The Asst. D.C. (Mr. Narayanaswamy Iyengar) has also supported his estimate on the further grounds that the lands though classed as dry have been used for growing vegetables & wet crops. But if these reasons hold good, the Madarasar case (cases by whom were the owners themselves) would not have estimated the dry lands at Rs 400 to Rs 500 per acre & wet lands at Rs 600 to 750. According to the Madarasar there were the then prevailing market rates for land in that

Note--Contn. Sheet

Serial No.

locality. The manner of valuation of lands has been clearly laid down in the rules issued under the land acqn. legn. It would have been better if Dist. C. had added to the original estimate a statement of it to the parties to go to the Ct. Court if they wished. So, on the whole no blame seems to attach to the Builder for the seeming under-valuation & no further enquiry appears to be necessary. If Govt. decide to proceed with the acquisition & the awards have not yet been passed, the L. A. O. may still re-consider his estimates.]

Gen. Sec.)

Ch 11/8/30

1 Dept. has been added to as directed & re-send

Gen. Sec.)

Ch 12/8/30

Issue as usual

Rg 13/8/30

Ch 14/8

Letter No D: 1929 dated 15th August '30 from Dir. of Horti. observing that this case has not received his attention it deserves, and requests him to go into the question again in consultation with the Engineers and the D.C. Bangalore.

Copy to the D.C. Bangalore with the observation that further acctt proceedings may be over-pending further orders.

Note—Contn. Sheet

WD 02328—GPB—10,000—22-4-30

Serial No.

Letter no 701 dated 19th Sept. 30 from the Dist. of Thrs. Submitting a copy of the proceedings of the Meeting with the Ryotwars on the 2nd Sept. 30, and requesting that the Ryotwars may obtain orders in their demands.

Submitted for perusal, with reference. The proposal to administer the lands and to retain them by the original owners if persons do not come forward to take them on lease -

18. 23.9.30.

Ger Secy

20 I do not think the lands need be cultivated. They may be handed over to the Collr. Owners of compensation for the lands as suggested in my note of 5/8/30

1st Member

CE 23/9

RB 29/9/30.

CE 29/9

CSK 30/9

CE 4/10

OFFICE OF THE FIRST MEMBER OF COUNCIL 29 SEPT. 1930 No. 1146

21 Noted. Submitted for orders. Lands Secy may be
18.4.10.30. requested to ascertain the views of the Ryotwars as regards the proposal to restore the lands to them after taking possession of them

Note-Contn. Sheet

22 Orders issued as desired

CE 4/10

2584

General and Revenue Secretariat — G. G. File No. 66 of 1924.

Serial No.

23. Two typed drafts Submd.
KG. 7-10-30.

24 Opn for approval.
L.R. may perhaps be consulted as to the section under which Govt may withdraw from the acquisition as possession has already been taken
A — S. 48(1) refers to cases in which possession is not taken & S. 35 to those in which possession is taken for temporary purposes.
Gen. Sec.)

A — Yes. (The matter is a very urgent one)
RG
7/10/30.

25 For favour of remarks
L.R.)

A — I am afraid there is no provision of law to justify the proposed action where case has been withdrawn after possession is taken.
Under S. 16 the property vests in Govt. If the original owners agree to take the lands, they must be re-conveyed by Govt. They have no power to force the owners to take back the lands. S. 48(1) is inapplicable in this case. Entire possn has been taken.
D. M.
8/10

26 Please see above.
RG
9/10/30

Govt Sec'y with Compts.

NOTE—Contn. Sheet.

With the U.S. (Rev.) Kindly see the Note.
Thursday
RG
13/10

WD 0253—G PB—50,000—8 7 30

General and Revenue Secretariat | File No. | of 193

Serial No.

OFFICE OF THE FIRST MEMBER OF COUNCIL
16 OCT. 1930
No. 3585

30 The D.C., Bangalore Dt. & the S.D.O were both of opinion that though possession has been taken of the lands, the acqn. proceedings could be dropped. But since legal opinion is against this view, I have put up a draft letter to the D.C. asking him to restore the lands back to the Cultivators by private settlement if possible otherwise they have to be disposed of as Gomal lands

Draft for approval

Sd/ [illegible] 14/10/30.
DCW (Rev.) Sec.

15/10

H.S.

15/10

31

32 23/10/30

23/10

Letter No. 4257 & 24 dated 30 to the DC. Bangalore requesting him to immediately take the matter fully and submit a report early.

Sd/ [illegible] 14.11.30

14/11

Issued No. D.5387 & 15/11/30

NOTE—Contin. Sheet.

DEVELOPMENT BRANCH. 1 NOV. 1930 REV. SECTT. GEN.

WD 02553—G P B—50,000—8-7-30

File No. of 195

General and Revenue Secretariat

Letter No. Cs- 5263-29 & 1854 dtd from the DC Bangalore stating that the reply of the Sub Dy Commr, Bangalore is awaited, &c.

Submitted for perusal.

Mr. Belur Srinivasa Iyengar, M.L.C. proposes moving a Resolution at the next L.C. that the land now acquired may be given to 50 families of Dhrigalers @ Rs. 1000/- each, the amount being recovered in 10 years @ 6% interest.

The question was discussed by the Dist. officers, the DC Bangalore and the Registrar of C.S. along with the Dhrigalers and it was decided to recommend the lands taken over given over to the original owners or to dispose them of to the best advantage of Govt. if the owners refuse to take them back.

The DC is pursuing this question and his report is awaited.

Submitted for orders if a copy of the Resolution may be sent to the DC for remarks or if the L.C. Section may be informed that the Final Memo will be in charge.

K.V. 25.1.54.

KV (Incharge) CE 25/1/54

Waste lands have been unlawfully taken possession of

Serial No.

No definite understanding was arrived at as to the amount of compensation to be fixed or made available. The question of withdrawal from the acquisition & occupancy of the lands of the owners is seriously under consideration. In the circumstance the Resolution recommending the disposal of the lands is premature. The depty Secy. may be in charge

26/11 Ce 26/11

First Member.

If Once lands have been taken possession of, Govt cannot withdraw from the deal. If the old owners agree we can give them back paying compensation for crops which will be fairly appreciable. We may see if any other method of disposal will take the lands out of our hands without loss.

The Shigalars, or some of them, have been wanting to buy the lands outright The proposal maybe examined

CSJ 27/11 Ce 27/11

OFFICE OF THE FIRST MEMBER OF COUNCIL 26 NOV. 1930 No. 5371

OFFICE OF THE SECRETARY REPRESENTATIVE ASSEMBLY LEGISLATIVE COUNCIL

42 Secy

May the Secy. L. C. be informed that the Dy. Secy. will be in charge?

NOTE—Contn. Sheet.

KB. 28/11/30

43 Yes Ce 28/11 Secy

44 To the L. C. Section for note and return

KB. 1.12.30.

45 Noted and passed to Dy. Secy. 2/12/30

KB. 1.XII.30

WD.02553—G P B—50,000—8·7·30

14)

4b Submitted with a draft.
16.3.31.

In appe
Asstt. Secy
5/n

47 Secne
B.C.
6/12

B/6/n

File No. 5475 of 6.12.30 to the Bangalore Dn. requesting him to submit a detailed report very early.

4 B kind reference is invited to Member's minute at page 41. The D.C. has not yet submitted his report. Submitted with a draft.
16.3.31. KB 4 Secne
3/1

Sec B Note
4.1.31.

LEGISLATIVE DEPARTMENT

Letter to D.C. Bellary No. 6914 & 7.1.31.

From the D.C. Bellary C.S. - 5263/29-30 & 5.1.31. 11.

States that the S.D.O. Bellary requests to be informed whether he can proceed to pass awards in all cases, that he has asked the S.D.O. to report the results of action taken in recovering the lands to their former owners & also to take necy. action

Serial No.

in consultation with the Dir. of Horticulture & that he would submit a further Report in the Subject.

5-V Subject for perusal. May the DC's further report be awaited?

Init KB 5/1 Further report may be awaited 9.1.31. Gen. Secy

Ca 9/1

Secy Bd 20/1/31

GEN. & REV. SECRETARIAT. 2 JAN. 1931 DEVELOPMENT BRANCH.

RB 10/1/31.

Ca 14/1

Letter No. C.5.-S.263-29 dt 10.1.31, from the D.C. Bangalore stating that the S.D.O. has been reminded and that a further report will be sent on receipt of reports from the S.D.O. and the Dir. of Horti.

4/1 Letter No 26 dated 15-1 January '31, from the Dir. of Horti. forwarding copy of his letter to the S.D.O Bangalore stating that no one is willing to take the lands on lease.

5-2 Subject for perusal. The question is being delayed by the Revenue Dept. The D.C. reports that he has addressed the S.D.O. and that a reply cannot be Sent on receipt of his latter's report.

KB. 17.1.31. 5-3 We may await the D.C's further report till the end of the month & then remind

NOTE—Contn. Sheet.

again of necessary
Gen. Secy 19/1 Ce.

5·4 Q Minute that a reply was rec'd about this yesterday from Mr. Jalvaya. Q may be worked up.

RS
20/1/31
Ce
20/1

Letter No. 1692 dated 14th January 1931 from the Dir. of Agric. stating that the Dirigalars are not likely to come to any practical terms, that there are two parties among them, that the late owners of the lands are not willing to take them back and that the only course open is to acquire the lands by partial cancellation

5·5 About 50 acres of land in Adugodi village have been taken possession of from the owners pending in connection with the extension of the Sunnakal farm, recompensation has not yet been awarded.

5·6 The Dirigalars for whom the lands were acquired want these lands to be given to them at reasonable rates, the value being received in instalments, and want to be assured of water supply.

5·7 The Dir. considers the Corporation unacceptable for reasons stated in para 2 of his letter of 19·1·1931.

P.U.A.

559 550/1 5893

App. F. III—2]

General and Revenue Secretariat | File No. 66 of 1926 | 17

Serial No.

5-8 The D.C Ramanathapuram was requested to submit a report on this subject and it has not been received yet. The Tahsildar, Ramanathapuram City is reported to have stated that the Landowners are not willing to take back the lands. The Govt. States that the only course now open is to dispose of the lands by public auction.

9 As the lands have already been taken possession of, Govt. cannot withdraw from the grant and must keep for the lands the additional grant of at least Rs. 65,000/- will therefore be necessary. Submitted for orders.

Lr. 22/4
RD 3/4

10 The final report of the D.C. is awaited, but from the letter of the Dy. Director of Horticulture it appears that there is no possibility of the original owners taking back the lands. This is not surprising, as they expect to get a substantial compensation, since now in fact that the lands are worth. I still think the L.A.O's valuation is excessive & he should adhere to the original estimate (there are my note - para 16). As the awards have not yet been passed, the L.A.O. may be informed

* Orders also on the resolutions passed by the Meeting of the Ryotwari (Hqrs) on 4.8.26 regarding the lands in Ramanathapuram City from Rs 500 to Rs 750

NOTE—Contn. Sheet.

WD 02553- GPB—50,000- 8 7 30

asked to award compensation at the original rates, in the event of the parties being dissatisfied they are at liberty to appeal to the Court as in S. 18(1) of the L. A. Regn. On the other hand, Govt. are precluded from appealing to the Court if the compensation is assessed.

Gen. Secy 23/1

1) The DC's report is [illegible] slightly delayed. Tel him so & ask him to submit it within a week.

2) (I think the 1st suggestion will have to be adopted finally) [illegible]

Rep 23/2/31. Ce 23/1

2) Worpl. Sanctd.

Ig. 3/2/31. Ce 23/1 Issued: mdr 78873 2/2/31

Govt Bangalore 4/2/31.

Ig. 3010/31.

G.J.M.

DEVELOPMENT BRANCH.

Letter No 65-5263/29-30 dated the 31st Jan 1931 from the D.C. Bangalore forwarding a report re the acquisition of lands near Hunsur Town.

1) The Deputy Commissioner reports that the attempts made to dispose of the land have proved fruitless; that the owners of about 20 acres of land are agreeable to take back their lands provided they are paid crop compensation and damages for the

5693/Dev 19
E 4d

App. F. III—2]

General and Revenue Secretariat — G & G File No. 66 of 1931

Serial No.

OFFICE OF THE
9 FEB. 1931
No. 4604.

deterioration of land; that the remaining extent is proposed to be divided into plots of 1 to 2 acres of land and sold by public auction, that the representation of Shigalam can be considered only if good prices are not procured.

66) The D.C. thinks it more advantageous to dispose of the whole extent by public auction than to recovery a part of it to the owner after paying crop compensation etc. and request that necessary funds may be placed with the Land Acquisition officer as nothing further can be done unless the award are passed and the owners paid for their lands.

67) Submitted for orders with refee to Paras 60 - 62 above

SDO 8/2/31

68) The D.C's proposal to put up the lands for auction may be approved.

8.2.31.

69) As regards compensation to be paid, the matter may, perhaps, be discussed with the R. A. O. & the D.C. on the lines suggested in Para 60. There seems to be no bar to the land being put up for auction before the awards are passed, as possession has already been taken & Govt. cannot withdraw from the acquisition.

Gen. Sec'y

Ca 7/2

70) III Member thro' Rev 7/2/31
Dev (Rev) Sec'y. Ca 7/2

71) Sec. 9/2 Ca 9/2

Rev 11/2 Ca 11/2

NOTE—Contn. Sheet.

WD 03553—G PB—50,000—8-7-30

General and Revenue Secretariat | G.G. File No. 66 of 1930.

Serial No.

72) I am afraid this is a case where many of misfortunes have and examination in detail on the part of the various departments concerned of fact are placed in a most embarrassing position likely to lead to considerable loss - The acquisition of the lands was ordered by the Municipality for providing land to the Municipality that had been dispossessed on account of extensions and improvements in the Bangalore city - They were to form part of the Extended farm and the Municipality were to entrust them affairs under the supervision of the Horticultural dept - The Municipality are not agreeable to these conditions It is now proposed to resell the land - The land however have not been completely acquired though possession has been taken as an award has

NOTE—Contn. Sheet.

WD 02563—G P B—50,000—8-7-30

G.G. File No. 66 of 1930 | General and Revenue Secretariat

been passed and no compensation has been paid. In fact the amount required to pay the compensation is about Rs 65000 as against the shortage Rs 30000 and these funds are not available. It is proposed to sell the land and in the office-note before the acquisition is complete. But cannot pass any title to the land before this formality is fully complied with. The papers that put have a certain percentage in acquisition of sanction is intended to be regarded as an extraordinary measure and it was doubtful not applicable to a case of this kind. I am afraid the land cannot be sold in auction before the acquisition is completed. It is possible to use

Serial No.

that as soon as possession is taken by Govt full title is acquired the remaining formalities not interfering with this. Even if this view is correct this does not seem to me a proper time for a sale as owing to the depression the fall in prices is tremendous and the heavy loss that would result will naturally from the subject of very adverse comment. I am very doubtful if the sale will yield the Rs 1000 per acre promised to the Nizalars. It is true that the acquiring Officer can base his award on the results of the sale and thus reduce the compensation but the persons affected will not accept this valuation

(3) The best course seems to me to be to make some arrangement with the Nizalars themselves as there will be some justification for the course the Govt having been obviously acquired for their benefit. I may say

WD 01684—GPB—30,000—20-4-29

23

G. G. 66 of 1930.

that none of the local officers concerned have shown any initiative or capacity to deal with the situation and reduce the loss from this unsatisfactory transaction

may be sent to Dewan

Thro' 2nd member

A

4/2/31

74) II Nd month

Dewan

RR
12/2/31.
CE
14/2

12 FEB. 31
No. 7.5.28

75) Mr. Ramiah's remarks to Mr. I cannot understand why the powers was given to the Lands Dept compensation was decided - As far as I can see the only reason for the Lands Dept to acquire the land was the urgent requirement for the purpose of the Railway & Harbours & Ldr

CE
13/2/31

RR
13/2/31
CE
13/2

76) Mr. C (4.2.31)

RR
14/2/31.
CE
14/2

General and Revenue Secretariat | G. S. File No. 66 of 1926.

Serial No.

(77) As the cost of the acquisition of the land is estimated at Rs 65000/- an additional grant to that extent is perhaps necessary. The financial secretariat will have to be consulted before orders are issued Submitted for orders

SD 17/2/31 SK 78) Ref. is invited to paras 60 & 62

17.2.31 Gen. Secy

Ca 18/2

79) Please put up a draft

(Among other things, specific instructions should be given that the award should be the due estimate. The aggrieved party may go to Court)

RG 18/2

(3) Ca 18/2

81) Please put up a fair draft

SK 3.31

Submitted with a draft G.O as per instructions above

SD 28/2/31

82) A fair draft is subd as directed

SD 2/3/31 SK 2.3.31 83) Please type as revised Ca 4/3

84) A typed draft is subd as directed

SD 5/3/31 SK 85) Opn. for approval

5.3.31 Gen. Secy

Ca 5/3

Note—Contn. Sheet

WD 02328—GPB—10,000—22-4-30

G.G. File No 66 .of 1926

General and Revenue Secretariat

Serial No.

86) Draft prepd
3rd Member
Decision
RR 5/3/31
ee 9/3

87) 9/3/31
RR 9/3/31

Approved

OFFICE OF THE THIRD MEMBER 6 MAR 1931 No 5407

DEWAN'S OFFICE 4963 6 MAR 1931

DEWAN'S OFFICE 5023. 11 MAR 1931

(Who was the acquisition officer who made the award?)

10/3/31

88) The awards have not yet been passed, since the officer who made the estimate of compensation to be paid for the lands was the T. Abdul Khader. This has now been taken by Mr Abdul Khader who will have to make the final awards on the lines indicated in the G.O.
Dewan) 11/3

89) 11/3

Issue 12/3

90) F. Cell. 1902/R 14/31-31
For financial Secy's opinion, please see para 2 page 1.
draft G.O. sent.

Note–Contn. Sheet

General and Revenue Secretariat | File No. 66 of 1926.

Serial No. 60

To The D.E. Bangalore
The Comptr Trichy
The D. of Northern
No 621-3 Dated 13-3-31
Directs the D.E. to take immediate action to proceed with the acquisition and calls for a report re the amount to be required for payment of Compensation on the lines indicated in the G.O dated

Gen A

EDUCATION BRANCH
18. MAR. 1931
GEN. & REV. SECTT.

Note—Contn. Sheet

WD 02328---GPB—10,000—22-4-30

48
731

27

Office of the Dewan of Mysore,

NOTE.

Dated 18th March 1931

DEWAN'S OFFICE
No. 583
19 MAR 1931

96) Acquisition officers are inclined to give too liberal a rate for lands, e.g. lands acquired for the extension of Sewage Farm. Has the explanation of this officer been obtained ? It should be done, I think.

of Compensation

DEWAN.

Development Secretary with compliments.

97) Gardens Dept
18 3 31
19/3

EDUCATION BRANCH
19. MAR. 1931
731
GEN. & REV. SECTT.

98) The Connected file is put up herewith for perusal. Orders have been issued directing the D. C. B'lore to proceed with the acquisition, the valuation of land, for the payment of Compensation, being as shares to the original estimate (Para 6 of the G.O.) for 1080

Flag B

S.D.
19/3/31 Sd/- 31.

99) 4) The L. A. O. has given first reasons for his assessment of over Rs 1000 per acre (vide copy

28 29

Serial No.

L of this letter to the D.C. flagged L & also the letter just below this). The estimate, however, appearing too high, the D.C. was requested to inspect the land personally & furnish his opinion. He thought that a price of Rs 800 per acre would be fair (vide flag M) & so an additional grant of Rs 35000 was sanctd. It was, however, later thought best to adhere to the original estimate, leaving the parties to appeal to the Civil Courts if they felt aggrieved, as Govt had no such course open to them if the estimate was too high. Hence the issue of the recent G.O.

M

B 100 5) According to the detailed instructions issued for the guidance of L.A.O's in G.O. No. R 173-233-L.R. 21-26 & 23.6.27 (flag N-Rules 6 para 12 & also flage 9 rule VII) the original estimate appeared to be fair, as the chief consideration for the grant of a higher rate was that high prices had been realised in the adjoining portions of the Cess Station for sites for building purposes, Cemeteries etc. According to the above G.O, such considerations should not enter into the calculation.

N

OFFICE OF THE THIRD MEMBER 24 MAR. 1931 No. 6065

101 6) In this connection, it would, perhaps, be worth-while considering the question of amending the L.A. Regn. so as to give Govt also a right of appeal in case of high awards. If approved, the L.R. may be consulted on this point

Gen. Sec, 23/3

NOTE—Contn. Sheet.

WD 02553—G PB—50,000—8 7 30

102 7) Third member — P.T.O. Br. 23/3

Dewan. 23/3

103) There are ample safeguards in the existing rules against the L.A Officer fixing the price too high. In all cases where the amount of compensation to be paid exceeds Rs 1000 the DC is required to be in close touch with the proceedings, and see that the award is not excessive. This rule applies also where the award is likely to be more than 10 p.c in excess of the original estimate. Before the acquisition of the land is sanctioned a preliminary estimate is made & the acquisition is not sanctioned if the cost is likely to be disproportionate. The cases in which discretion is not properly exercised will on investigation be found to be primarily due to the want of interest ~~taken~~ evinced by the DC in the acquisition proceedings. The DCs attention should be drawn to these rules and responsibility in the matter, the fixing a proper price & the agency which is to provide for an appeal as worked on behalf of the Govt may lead to a relaxation of such vigilance and it is necessary likely to be most vigorously opposed by the public who always complain that the awards are unfair and

Serial No.

DEWAN'S OFFICE 5356 25. MAR. 1931

unnecessary further delay in payment of the amounts awarded and be unfair to the persons whose lands are compulsorily acquired. As regards lands for the sewage farm the acquisition proceedings were taken at a time when agricultural values were still normal and lands close to large cities cannot be acquired except at heavy cost and utilized for new schemes with any prospect of profit.

Sd
24/3/31
Dy. Ch
25/3

104) Sd
Actg Ch
Sec
27/3
Ch
27/3

105) Necessary instructions to the Deputy Commissioner may perhaps issue from the Revenue Branch as the question relates to land acquisition cases in general

Sd
30/3/31

106) May be sent to the Revenue Branch for taking an extract of the "office notes" for issuing necessary instructions and returning the file, if approved.

107) Yes. Also please remind the Bangalore in terms about sending the revised estimates called for

Ch
30/3

NOTE—Contn. Sheet.

108) A reminder to the D.C. Bangalore to submit separately this may be sent to Rev. Branch

Sd
30/3/31

WD 02553—GPB—50,000—5-31

JG 23/R

731 1137

31

App. F. III—2]

General and Revenue Secretariat	G.G. File No. 66 of 1926.
3923.	109) Supt. Rev. Branch with compts. for necessary action and return of the file.
Serial No.	8/4
	30.3.31

NOTE—Contn. Sheet

WD 02553—50,000—GPB—8-7 30

32)

G.R.S. III—31

Routine Notes.

G. 5

[To be used only for notes, requisitions, etc., not intended for permanent record.]

SECRETARIAT 4255 21 APR 1931 REGISTRY

Subs

115) The Revenue Branch may kindly be requested to return the file G. 5 66-26 relating to the acquisition of land for the extension of the Sirkali Farm, as it is required immediately for further action

H.D. 21/4/31. 111) Supdt. Rev. Br. with compts

BR 21.4.31

112) The file was submitted to the 3rd Member on 20/4-

AS 21/4/31

Supdt Rev Br with Compts

51) D.O. Letter No 6.6 284/30-31 dated the 17th April 1931 from the DC Cuddalore forwarding a copy of his note of inspection re the acquisition of land in Annavi [illegible]

N.B.—Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form

1137

G.R.S. III—3]

E. G 66-26

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

Requisition Voucher and requesting
[illegible] a sum of Rs 3,000/- as
[illegible] head of the
[illegible]

Secy's orders on P.W.D
"a very urgent Please look
up with reference" Sent to RR
20/4/31
Sent to CEN
20/4/31

The main file was sent to
the Revenue Branch on 30/3/31
in connection with certain
proceedings to be followed in
cases of Land Requisition
and it is stated that the
file has been sent to the CM
secretariat on 20/4/31. ~~Kindly~~
(Refer Para 3 above). May its
receipt back to the Branch
be awaited? Kindly give orders
HD 8/4 yes for a copy
30/4/31 21.4.31. CE 21/4

(2) The Revenue Branch may
be requested to return the file,
if the same is received back in
the Branch

HD
24/4/31

The record
to day
HD
24/4/

N.B.—Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form.

1137 34 35

App. F. III—2]

General and Revenue Secretariat — File No. 65 of 193 .

Serial No.	
117)	The file is returned herewith — Edn Branch with Compliments
	LS 23/4
118)	The main file which was received in the Branch today, is submitted herein for perusal and orders with the P. WD
	HD 24/4/31 OR 24.4.31.
119)	As requested by the D.C., an extra grant of Rs 35000 may be made for the purpose & a demand placed by the next session of the L.C.
120)	His suggestion as regards conveyance of the lands to the original owners, if possible, after payment of crop compensation may, also be approved, perhaps. If this is successful, there will be no need of acquisition & it will be an easy solution of this long pending matter. Ce 24/4
	Gen. Secy. Other Mas to all WD
121)	(It was once thought that the original estimate was an underestimate & that the Officer who made it was very careless. It now transpires that the carelessness is on the part of the present Land Acqn. Officer & that his figures are ~~rejected~~ exaggerated!)
	3rd Month + Deed sent thro' Genl Secy. RD 27.4.31
	RD 27.4.31 P.T.O.
	W 4/31. Ce 25/4
	28/4/31

8868 28/4 A4009 27/4/31

NOTE—Contn. Sheet

WD 02553—50,000—GPB—8-7 30

99 File No. 66 of 1926. General and Revenue Secretariat

122) The Dy Comm's report is interesting. As suggested by him. Vide para 8 of the note attempts may be made to return the lands to the owners wherever possible and to minimise the loss by gift.

If this proposal of his is approved, it may not be necessary to place the entire amount of Rs 35000 at his disposal for payment of compensation.

28/4

123) 3rd Member Rg. de Deesan 1/5731 Ce 1/5.

124) It is understood that the Local Officers should not have been aware of the fact that compensation had already been paid for them when they had been converted into dry and the Medical Centre Chair & the Gardens Dept.

All the more is one & this mistake. The D.C.'s proposal to pay compensation to the owners of these lands for acquiring them on the basis of their survey classification with one compensation for long crops for the year in which the lands are taken possession with interest on the amount

N 4089

OFFICE OF THE THIRD MEMBER OF COUNCIL
2 MAY 1931
No. 7296

General and Revenue Secretariat | G.G. File No. 66 of 1931

Serial No.

awarded and in cases where the persons concerned are willing to take back the land to give it to them with such compensation may be approved. It is possible that the total amount the awarded may be less than Rs 35000 but it is better to provide it fully. A demand will have to be placed before the next L.C.

Dy 2/5/31

125) Dewan — RG 4/5/31 ca 4/5

126) Who is the acqg officer who has been guilty of so many egregious blunders Surely, his conduct deserves some punishment as an officer who has been found to careless, stupid deserves condemnation I should like Mr Malli the deputy with separate & submitted for orders with the copies of the appeal.

127) I agree to a demand this matter before the next L.C.

Dy 6-5-31

RG 6/5/31

128) Agreed RG 6/5/31

GENERAL SECRETARIAT 6 MAY 1931 No. 129

NOTE—Contn. Sheet.

WD 02553—GPB—50,000—8 7 30

130) Where put up G.O. as above ca 6/5

DEWAN'S OFFICE 6263 MAY 1931 W. Smith

38

31

11

G. S File No. 66 of 1926 | General and Revenue Secretariat

A draft G.O is subd as directed Kind reference is invited to Para 90 above re the Land Requisition officer who conducted the proceedings. A draft D.O. to the D.C. Bangalore calling for the explanation of the L.A.O is also subd

A.S. 7/5/31

132) If is for consideration whether the Confidential Branch may be requested to take an extract from paragraphs 126 & 128 for necessary action.

8/5 7.5.31

133) Submitted for approval

It is does not seem necessary to repeat the words of discretion of the D.C. in the G.O. as is done in the office draft. The abbreviated draft is therefore suggested.

In the D.O calling for the explanation of the L.A.O, the D.C. has also been requested to furnish another case of requisition conducted by the same officer, in which the extent in excess of Rs 3000 per acre is said to have been made. It would, perhaps, be useful to see the other case (or cases) for the purpose of ascertaining how much the excess amounts to.

Ca 8/5

(Spare slip)

134) The Draft G.O - submitted (A.S. + the draft letter to the D.C. may be

copies

RG 8/5/31

3rd Member

Chief

Ca 8/5

135) Noted 9/5 Ca 9/5

Secy Ca 11/5

RG 11/5/31

OFFICE OF THE THIRD SECRETARY TO GOVERNMENT
9 MAY 1931
No 8110

GENERAL SECRETARY'S
8 MAY 1931
No

* vide flag L

G.R.S. III—3]

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

Subd.

136) Mr. Abdul Haq had come here about 3 PM to see the Genl Secy & wanted me to inform the Genl. Secy that an extra grant of Rs 13,000 in round figures is required for acquiring the Dmakal of arm lands.

Genl. Secy.

Ray 17/3/31

137) Can't this address at the time of making the demand? RG 17/6/31
Find by with comb—

138) [illegible]

139) Agree Wait! for what RG 17/6/31 Ray 18/6/31

N.B - Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form.

40

39

1137

S.R.S. III-31

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

What I understood from the Standing was that against of the sum of Rs 35000 earned by Govt in Fiji, Rs 15000 were granted to Govt of India and that lands had been reconveyed to the owners on payment of Cash compensation & this in most cases had to be returned. There will, therefore, be considerable saving to Govt & the object of the D.C. attending the sitting was that a demand for Rs ____ may be placed [illegible] C.C.

Gen Secy 18/6

Mr Gillard. Both Kindly see the present to the present file. Work very slow. For perusal

RG 18/6/17

Kindly see letter

N.B.—Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form

CC 18/6

General and Revenue Secretariat | G | File No. 66 of 1931

Serial No.	
N 2307 12/5/31	135A) D/D has agreed Dft for comm. ship the order submitted (W) 12/5 135B) Issued 12/5/31
52	To The Deputy Commissioner Bangalore The Director of Horticulture The Comptroller through FD No E 1625-7/ dated the 12th May 1931 Sanctions an additional grant of Rs 35000/- for the acquisition of land and directs that the proceedings be completed before the end of June 1931 and also advises of the proposal to remove the land after paying Crop Compensation To The Deputy Commissioner Bl Lor Sk No 1628 dated the 12th May 1931 Calls for the explanation of the Officer Concerned on the various errors Committed by him in regard to the proceedings for the acquisition of land for the Sunkal Farm. 166) No reply has been received from the Deputy Commissioner. A draft reminder is submd for appl SBD 19/6/31 SRM 19.6.31. 165) Issue CE 19/6 Issued No E 222 dated 22/6/31

NOTE—Contn. Sheet.

WD 02563—G.P.B.—50,000—8-7-30

12 issue 31

42

G. G File No. 66 of 1926 | General and Revenue Secretariat

Letter No 65-5263/29-30 dated the 24th June 1931 from the D.C. Bungalow stating that the L.A.O has been instructed to draw the amount of Compensation, forwarding a report re the reconveyance of land to the owners and stating that the Director of Horticulture has been consulted in the matter of the reconveyance of the land.

GENERAL SECRETARY
2 JULY 1931
No 66

146) Submitted for formal and order.

47) Only a sum of Rs 12,867 is required out of the Rs 35000 granted.

8/7/31 2.7.31 further report may be awaited

Gen. Secy

149) RG 2/7/31. Ce 3/7

EDUCATION BRANCH
3 JUL. 1931
GEN. & REV.

No reply has yet been received to the reminder issued on 22/6/31. A draft D.O. reminder is subd for approval

16/7/31 SM 16.7. Secy

151) Opl for approval as in formal minn. Ce 16/7

152) Approved. I will sign the fair copy

17.7.31

Ce 17/7

Issued No. E 315 dated 17/7/31

A

R it

17/7/31

2145 351 42 - 43

App. F. III—2]

General and Revenue Secretariat G. S File No. 66 of 1926

Serial No.

153) A draft reminder is laid for appl
Sec 23/7/31 8 Rq 23.7.31 154) been under signature of Hon. the CE 28/7

Issued No E 391 dated 24/7/31

Secs A Reminder 31/7/31

EDUCATION BRANCH 27 JUL 1931 GEN. & REV. SECTT.

Sec 24/7

55 Letter No 6 S 263/29-30 dated the 20th July 1931 from the D.C. Bangalore stating that a further sum of Rs 1083-13-8 being the crop compensation for the second year has to be disbursed to the parties and requesting in the circumstances explained ~~sanction~~ that the necessary funds be placed at the disposal of the D.O. B'lore

155) An additional grant of Rs 35000- was sanctioned for this purpose during 1930-31 But the D.C. has drawn only Rs 12847-14-10 and has allowed the ~~rest~~ to lapse. He now requests that to sanction an additional sum of Rs. 1083-13-8. No provision is made in the budget of the Garden Dept for the acquisition of lands during the current year. It is for orders to be as to how the additional sum required has to be met Financial Secretary may perhaps be consulted

N 384 29/7/31

~~Secy~~ 8 Rq 28.7.31 156) An addl. grant will have to be given Ce 28/7

Secy

157) may be sanctioned by Sec 2nd member then Fin. Sec. 28.7.31 Ce 29/7

AS 30.7.31

1680 30.7.31

NOTE—Contn. Sheet. 57

WD 02553—G P B—50,000—8·7·30

158) I think there is provision made in the budget for the pay of Asstt in the Gardens dept. Rs 175 (C.S. 9-20) - this appointment is vacant and the provision may perhaps be reappropriated for making the cash compensation - the point may be considered -

30/7/31

Please consult Dir.

Ce 31/7

159) With refce to the note of the financial secy in Para 158 above, it is submitted that, on the recommendation of the Retrenchment Committee, the provision for the Gardens Assistant, has been ordered to be omitted in the final edition of the budget for 1931-32 No reappropriation is perhaps possible submitted for orders

Flag A
G.§ 71-30-11 **

Hdo - 31.
7/8/31

160) H. Secy Ce 3/8

161) A chit may be taken as suggested Govt - vide para 158 supra

8/8/31

Ce 11/8

162) [illegible] Ce 11/8

163) [illegible] 10/8/31

164) Subd with a draft G.o for abdn

Ce 11/8

12/8/31

1994

Serial No.

165) [The effect of the letter to the compte. of 19.6.31 (Flag A) is now nullified]

8A. 12.8.31 166) Issue & re-submit. CE 13/8

Item 3387 15/8/31

167) Fin'l Secy has agreed (vide para 158 Supra) Offr on fair Lib'n

Mem. 15/8

158) Issue 15/8/31

Communicated 57 G.O No E765-7/ dated the 16th August 1931 sanctioning an additional grant of Rs 1083-13-0 and directing that the cost may be met from the provision under 27 Agri 2 Botanical Gardens, Superintendence. Assistant in the Gardens Deptt in the current year.

NOTE—Contn. Sheet.

WD 02553—G PB—50,000—8 7 30

469 us 46)

App. F. III—2]

General and Revenue Secretariat | G.G. File No. 66 of 1926

Serial No.

Do

76 Letter No C.C. 284/30-31 dated the 28th July 1931 from the D.C. Bangalore forwarding with his opinion, the explanation of Mr. I. Abdul Khadr, the then L.A.O. in connection with certain omissions and irregularities in relation to the acquisition of lands in Bommasandra village Begur Hobli Bangalore Dt for the extension of the Lalbagh Farm

~~169~~ The main file has been separately submitted to the Financial Secretary to deal in connection with additional funds required for the acquisition of the lands. Submitted for orders whether the return of the main file may be awaited

~~SO~~ 3/8/31 SR 3.8.31 ~~J~~ pscr 4/8

~~3~~ The file was received back with orders yesterday and a draft G.O is put up for issue. Submitted for orders whether this may be worked up after the G.O in the other file is issued

~~SO~~ 12/8/31 SR 12.8.31.

Enclosed from the ... in this which was ... sent for issue.
~~SO~~ 14/8/31

169) The G.O was issued yesterday. Re-submitted as directed in Para 166 above (vide Page 45)

~~SO~~ 15/8/31 SR 15.8.31.

170) Rly. Dewan's orders in Para 126 of notes.

As pointed out by the D.C., Mr. Abdul

n. Sheet

47

G.G. File No. 66 of 1926

General and Revenue Secretariat

OFFICE OF THE SECOND MEMBER OF COUNCIL
20 AUG. 31
No. 225

Khadiri explanation is not quite convincing. Because some of the plots contained irrigation wells & fruit trees & the result of a few was ascertained by survey, it does not follow that a flat rate of Rs 1000 per acre should be fixed for all the 52 odd acres to be acquired. On the whole, however, this light revision seems to be due more to an error of judgment than to any negligence in ascertaining all the facts necessary for proper appraisement.

Secy (G) 18/8

1st I agree this is a case of an Error of Judgment.

2nd Member (Mr) 21/8/31

I agree. He says he was in possession of the fact that Compensation was paid previously for the Conversion of the land from wet to dry; but he does not seem to have realised its significance & was altogether misled by some good crops on the fields during his insp^n.

As no actual loss was apparently caused to Govt by his estimate, it would be sufficient if he is informed that his g+b(n) is not satisfactory & that he should be more careful in such matters in future.

J.P.R. 21/8/31 MK 21/8

General and Revenue Secretariat | G.J File No. 66 of 1931

469 47 48

Serial No.

B76
24 AUG. 1931

174) Ref para 126 (Flag F)
Deman) Ce 24/8

175) I agree
Mmer 25/8/31
Ce 25/8

176) A
Subd with a draft for above
Hsa 25/8/31 25.8.31 177) Issue Ce 26/8

[illegible] Do letter No 917 dated 28/8/31 to the DC. Bangalore stating that the LA's explanation is not satisfactory and that he may be instructed to be more careful in future.

B

NOTE—Contn. Sheet.

WD 02553—G PB—50,000—8 7 30

G.G. 66-26-40

C5-5263/29-30.

Office of the Deputy Commissioner,
Bangalore District,
Dated, Bangalore, the 11th July 1930.

From

A.K. Syed Taj Peeran, Esq., B.A.,
Deputy Commissioner,
Bangalore District.

To

R. Ranga Rao, Esq., B.A.,B.L.,
General Secretary to Government,
Bangalore.

Sir,

Subject:--Additional grant to meet the cost of acquisition of lands required for extending the Sunnakal Horticultural Farm.

Adverting to Government Order No. D.13679-82/G.G.66-26-31 dated 13-6-1930 intimating sanction of an additional grant of Rs35000/- by reappropriation from the funds under savings in the budget of the Agricultural Department for the year 1929-30 to meet the cost of acquisition of the lands acquired and taken possession of by the Horticultural Department, I have the honour to state that immediately on receipt of this Government Order the Land Acquisition Officer, Bangalore Sub Division was put in communication of the same and requested to pass the award orders and draw the amount before the close of the offici year.

2. In reply he reported in his letter No. 725/27-28 dated 28-6-30 (copy enclosed) representing how it was impracticable to pass the award orders and draw the amount at the last moment

3. The Revenue Commissioner was requested in my letter No. C5-5263/29-30 dated 30-6-30 to permit the present Sub Division Officer, Bangalore to continue in charge of the work of the Bangalore Sub Division for about a month more in order to complete the acquisition proceedings and pass all awards in connection with the acquisition of lands for the Sunnakal Farm as he had all along dealt with the cases and heard the parties partly.

4. Meanwhile, Government in their Order No. D14272-5/G.G. 66-26 dated 28-6-30 sanctioned a reappropriation of only Rs 28000/-

Rs 28000/- from the funds of the Agricultural Department. This order was received in this office only on 30th June 1930.

5. An additional grant of Rs 35000/- was requested in my letter No.C5-6348/28-29 dated 4-11-29 while a sum of Rs 28000/- was sanctioned on 28-6-30 with the result that the Land Acquisition Officer could not draw the amount before the end of the official year.

6. As the lands have already been taken possession of and the grant of Rs 28000/- will not suffice to meet the cost of acquisition I request that early orders of Government may kindly be obtained for the grant of Rs 35000/- applied for, for reasons explained in detail in my letters Nos. C5-6348/28-29 dated 4-11-29, 24-1-30 2-4-30 and subsequent communication dated 28-5-30.

I solicit the favour of early orders in the matter so as to avoid the possibility of having to pay interest to the parties dispossessed of their lands.

I have, the honour to be,
Sir,
Your most obedient servant,

Deputy Commissioner,
Bangalore District.

SS/-.

Letter No. B1-725/27-28 dated the 28th June 1930 from the Sub Division Officer, Bangalore Sub Division to the Deputy Commissioner, Bangalore District.

With reference to your memo No. C5-6348/R dated 18th June 1930 giving cover to G.O. No. dated sanctioning the additional allotment of Rs 35,000/- in addition to Rs 30,000/- already sanctioned for acquisition of lands in Adagodi village for the extension of the Sunnakal Farm, I beg to state that the order of sanction was received by me so late as the 19th instant. Inspite of every endeavour on my part it has not been possible to procure attendance of parties for completing enquiry in the remaining cases and part heard cases. The village being close to Bangalore C&M Station and the City, the owners of these lands have various other occupations besides agriculture and do not answer to immediate notices issued to them. This difficulty was experienced all along by me during the enquiry so far. A special feature of these cases is that counsel have been engaged by several persons and many different facts are being disclosed in almost every case. It is necessary to have a general idea of all factors before a decision can be arrived at in any case. Some matters elicited during the enquiry so far held point to these cases being taken in appeal to the District Court. It will cause serious loss to Government later if I am forced to pass orders in these cases in a hurry at the last moment. As the official year is almost closing I am obliged to bring these facts to your kind consideration.

"Copy"

For Deputy Commissioner,

Bangalore District.

SS/-.

C5-5263/29-30.

Office of the Deputy Commissioner,
Bangalore District,
Dated, Bangalore the 19th July 1930.

From

A.K. Syed Taj Peeran, Esq., B.A.,
Deputy Commissioner,
Bangalore District.

To

R. Ranga Rao, Esq., B.A.,B.L.,
General Secretary to Government,
Bangalore.

Sir,

Subject:-- Additional grant to meet the cost of acquisition of lands acquired for extending the Sunnakal Horticultural Farm.

I have the honour to invite kind reference to my letter No C5-5263/29-30 dated 14-7-1930 requesting to make the additional grant of Rs 35000/- sanctioned in G.O. No. D.13679-82/G.G. 66-26-31 dated 13-6-1930 available for the year 1930-31 for reasons explained therein, and to request that early orders of Government may kindly be obtained in the matter.

A copy of letter No. 725/27-28 dated 8-7-30 since received from the Land Acquisition Officer, Bangalore on the same subject is enclosed for favour of reference.

I have the honour to be,
Sir,
Your most obedient servant,

Deputy Commissioner,
Bangalore District.

JS/-.

22/7/30.

Letter No. B1-725/27-28 dated 8th July 1930 from the Sub Division Officer, Bangalore to the Deputy Commissioner, Bangalore District.

I beg to invite kind reference to my letter No. B1-725/27-28 dated 28th June 1930 in which I have stated how it was not possible for me to complete the enquiry before the end of the official year 1929-30 in respect of the large number of 49 cases of acquisition of lands for the extension of Sunkal Farm in Adogodi village. It may be seen from the previous records that peculiar difficulties have been met with from the very commencement of the acquisition proceedings. The close proximity of this village to Bangalore City and the C & M Station has invested the lands in this village with special value in the eyes of the present owners who are without exception ranged against the acquisition. There are many owners, the areas to be acquired vary from 4 or 6 guntas to 5 or 6 acres with patches of dry, wet and garden in a single holding in several cases. Under these circumstances satisfactory valuation is a very difficult problem. Several Counsel have been engaged by some wealthy people who have persuaded their neighbours to claim as high a compensation amount as possible with promises that the award will be enhanced in the District Court. Considering the special difficulties involved and the fact that the original valuation and grant were inadequate I made a reference on 26th August 1929 and the Deputy Commissioner inspected the lands on 13th December 1929 and on his recommendation a further grant of Rs35000/- was made. But I received this order only on 19th June 1930. In the meanwhile I was in great suspense and I did not clearly see my way to complete the enquiries in the absence of knowledge of what the grant would be and how much I could apportion for every kind of land. In their order No.D13679-82/G.G.66-26-31 dated 13th June 1930 Government sanctioned Rs 35000/- in addition to the Rs 30000/- already sanctioned, but at the heels of this order another order No. Co-253/29-30 dated 28th June 1930 was received communicating a letter of the Director of Agriculture that only Rs 28000/- was available for the grant. In this connection I beg to state that my report No. B1-725/27-28 dated 26th August 1929 was for a grant of Rs 65000/- so that liabilities at

G.G-66-26-42

A 1929

To

The Director of Horticulture in Mysore,
Bangalore.

Sir,

Dated 15/8/30

Signed by Mr R. Rangaswamy Iyer

With reference to your letter No.1 dated 1st July 1930 reporting that the Thigalars are not prepared to take up the lands adjoining the Sunnakal farm on lease etc., I am directed to state that Government regret to observe that the case has not received the careful attention that it deserves. ~~been badly handled from beginning to end.~~

Two of the most important questions that should have been definitely settled ~~required careful attention~~ prior to the acquisition of lands are

(1) what is the total cost of the acquisition and

(2) after the land is acquired, what is the use to which it is going to be put,

The investigations made into these Questions ~~two points~~ appears to have been very perfunctory.

The original estimate of the cost of acquisition was apparently a very low one. As regards the use to which the land was to be put, Govt. were informed that the Thigalars who had been dispossessed of their lands in the City were anxious to take up the new lands; in fact, it was on their account that these lands were ordered to be acquired. But now it appears that they are unwilling to accept the terms offered to them. It could have

If it was reported that the land could be had on lease down to original amount. This is clearly unsatisfactory. The D.C. should be requested to see whether the mistake lies in the first estimate or in the second.

been better if written agreements had been taken from them prior to acquisition proceedings being taken.

Before deciding on the future course of action to be taken in the matter, I am directed to request you to be so good as to go into the entire question in consultation with the Deputy Commissioner, Bangalore and find out whether there is or is not a demand for these lands from the Chigalars or others. If both of you are satisfied that there is a demand, and the price expected is likely to cover the cost of acquisition, the acquisition may be proceeded with. ~~You may also examine the question if it is possible to acquire only~~ the land between the Sunnakal Farm and the road connecting the Cross with the Bangalore-Bannerghatta Road high the land to the east of the road being given back to the present owners who may be paid crop compensation for the period during which they have been dispossessed.

If there is no demand, I am to state that crop compensation may be given for all the lands now under acquisition and the owners put in possession again for the

A detailed report in the matter may be kindly submitted at an early date.

Have etc.,

General Secy. to Government.

Memo No.D. 1930

Dated, Bangalore 15th Aug. 1930

Copy of the above is forwarded with

9

compliments to the Deputy Commissioner Bangalore District with the observation that the original estimate of Rs.30,000/- for the acquisition of the lands seems to have been a very low one while that of the L.A.C. is perhaps too high. The Deputy Commissioner is therefore requested to go into the matter carefully and see that the compensation to be awarded is reasonable before the final awards are passed in case the acquisition is to be proceeded with.

By Order,

For Genl. Secy. to Govt.,

Subd.

Kind attention is invited to the Deputy Commissioner's letter dated 31st March 1930 (G.G. 66-26-31) forwarding the explanation of the S.D.O and Amildar. The Deputy Commissioner thinks the Amildar is not capable.

NJH. 12/8.

Immediate

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE.

General and Revenue Secretariat

No. D 1929 G. G. 66-26-42 Dated, Bangalore, 15/9/30.

From

R. RANGA RAO, Esq., B. A., B. L.,
General Secretary to the Government of His Highness the Maharaja of Mysore.

To

The Director of Horticulture in Mysore,

Bangalore.

Sir,

With reference to your letter No.1 dated 1st July 1930 reporting that the Thigalars are not prepared to take up the lands adjoining the Sunnakal Farm on lease etc., I am directed to state that Government regret to observe that the case has not received the careful attention that it deserves. Two of the most important questions that should have been definitely settled prior to the acquisition of lands are: -

(1) What is the total cost of the acquisition and

(2) after the land is acquired what is the use to which it is going to be put.

The investigation made into both these questions appears to have been very perfunctory.

The original estimate of the cost of acquisition was apparently very low one. It is now reported that the total cost is likely to be more than double the original estimate. This is clearly unsatisfactory. The Deputy Commissioner will be requested to see whether the mistake lies in the first estimate or in the second. As regards the use to which the land was to be put, Government were informed that the Thigalars who had been dispossessed of their lands in the City were anxious to take up the new lands; in fact, it was on their account that these lands were ordered to be acquired. But now it appears that they are unwilling to accept the terms offered to them. It would have been better if written agreements had been taken from them prior to acquisition proceedings being taken.

P.T.O.

As to the deciding of the future course of action to be taken in the matter, I am directed to request you to be so good as to go into the entire question in consultation with the Deputy Commissioner, Bangalore and find out whether there is or is not a demand for the above lands from the Thigalars or others. If both of you are satisfied that there is a demand, and the price expected is likely to cover the cost of acquisition, the acquisition may be proceeded with. But in that case only the land between the Sunnakal farm and the road connecting the civil and military station with the Bangalore - Sanner katte road may be acquired, and the land to the east of this road being given back to the present owners who may be paid crop compensation for the period during which they have been dispossessed.

If after the joint investigation of yourself and the Deputy Commissioner, it is found that there is no demand for the land, I am to state that crop compensation may be given for all the lands now under acquisition and the owners put in possession again forthwith.

A detailed report in the matter may be kindly submitted at a very early date.

I have the honour to be,

Sir,

Your most obedient servant,

Sd/- B. Venga Rao,

General secretary to Government.

Immediate

19 2

Date , Bangalore, August 193 .

... the above is for read with compliment to the Deputy Commissioner, Bangalore, with the observation that in the final ... for the acquisition of the lands seems to have ... all that of the land acquisition officer for ... The Deputy Commissioner is therefore requested to go ... carefully and submit a detailed report to Government. ... in connection with the acquisition may likewise be ... orders.

By Order,

... General secretary to Government.

12

Telegraphic adress
"Horti., Bangalore."

GEN. & REV. SECRETARIAT
2584
23 SEP. 1930
DEVELOPMENT BRANCH.

DEPARTMENT OF HORTICULTURE,
MYSORE STATE.

No. 701/21

Lal-Bagh, Bangalore,
15/19th September 1930

FROM

G. H. KRUMBIEGEL, ESQ., F.R.H.S.,
DIRECTOR OF HORTICULTURE IN MYSORE, LAL-BAGH,
BANGALORE.

To

R. Ranga Rao, Esq., B.A., B.L.,
General Secretary to Government,
Bangalore.

Sir,

With reference to your letter No. D.1929/G.C. 66-2[illegible] dated 15th August 1930, I have the honor to submit herewith, for the information of Government, a copy of the Minutes of the Meeting of the Vanhikula Kshatriya (Thigalar) people held on the 2nd instant in the Albert Victor Hall at Lal Bagh. In spite of all explanation and persuasion, the people were unanimous in their desire that the lands should be sold to them for actual cost. A few of them wanted us to guarantee that the land would be sold to them after a lease of 10 or 15 years. This guarantee could not be given. It was then decided that Notification should be published that these lands were available for being leased out to see if any persons, whether Thigalar or not, would take up the lands on lease failing which the lands will be given back to the owners. Necessary action is being taken in the matter and a further report will be submitted to Government.

I have the honor to be,

Sir,

Your most obedient servant,

Director of Horticulture.

KCV.

Minutes of the General Meeting of the Karbihala Kshatriya (Thigalar) people, held on the 2nd September 1920 at 3 P.M. in the Albert Victor Hall, Lal Bagh, with Mr. C.H. Krumbiegel, Director of Horticulture in Mysore, in the chair.

Visitors by appointment:

1. Mr. K.H. Ramaiya, Registrar of Co-operative Societies.
2. Mr. V. Seshadri, Deputy Commissioner, Bangalore City.
3. Mr. Abdul Khader, Civil Officer, Bangalore District.
4. Mr. H.C. Javaraya, Superintendent, Government Gardens.

At the outset, Mr. Krumbiegel addressed the gathering drawing its attention to the several conditions of the 10 years lease of lands in question mutually agreed to by some of its representatives, and their later persistent demand for the lands to be sold to them outright.

In the course of his address, he made clear the necessity to retain the lease system; firstly disadvantages of using the crude sewage and therefore the desirability to install necessary sewage-purification plants and to study the sanitary points attendant on them; secondly, to avoid ~~deviations~~ differences cropping up because it is against the principles of Land-acquisition to take land from one who is a cultivator and give the same to another who is also a cultivator; thirdly, until a sewage purification scheme was sanctioned the sanitary utilisation of the crude ~~maggir~~ sewage involved close control. Subject to the success of the scheme, he however explained his intention which is also the ultimate proposal of Government to settle them on their own lands, acquire more lands if required for further extensions and finally start villages of their own in that area. The audience was emphatically exhorted to accept the proposed lease tenancy in view of the great benefit of a ready ~~and plentiful water~~ Sewage Supply in them as soon as the system ~~introduced~~ intended; as also the proximity of a good centre for marketing their garden produce and ready opportunity of studying the experimental and demonstration work in the Government Farm close by.

Mr. K.H.Ramaiya at the request of the Chairman translated the same into Kannada for the information of those who were unable to understand English. After a strenuous and prolonged discussion about the ways and means of the scheme as a whole, and the several terms of the lease in particular, the Thigalars in a body insisted on the lands being sold to them outright at a long installment system.

The Deputy Commissioner, the Civil Officer, the Registrar of Co-operative Societies and the Superintendent, Government Gardens, tried to persuade them to accept the lease but in vain.

Even on being informed of the orders of Government that the lands have to be handed back to the owners in case the Thigalars are not agreeable to the proposed lease tenancy, they were all unanimous in confirming their desire to get the lands as their own from the outset.

After some discussion between the Chairman and the official visitors, it was resolved, to advertise the lands, to invite other intending cultivators, if any, who could take these lands on lease and failing which the lands might be recommended to be returned to the owners as mentioned in the Goverrrent Order and meanwhile Government may be informed of this.

The meeting then came to a close.

" TRUE COPY "

Director of Horticulture.

VCV.)

25-84

15

1 OCT. 1930
DEVELOPMENT BRANCH.

GG. 6626-76

No. 937 Dated, Bangalore, 18th October 1930.

19

Copy forwarded with compliments to the General Secretary to Government of Mysore, Bangalore for information.

V. C. Jawaraiah

Offg. Director of Horticulture.

Thanks with
pl. see me
in the file on
this subject
Copy
RB.
21/10

Explanation
of Secy. Land Rev.
file was before me
I Member
KG. 21/10/30

Telegraphic address "Horti., Bangalore."

DEPARTMENT OF HORTICULTURE,
MYSORE STATE.

GEN. & REV. SECRETARIAT. 21 OCT. 1930 DEVELOPM[illegible] BRANCH.

No. [illegible]

Lal-Bagh, Bangalore,

18th October 192/30.

FROM H.C. JAVARAYA, ESQ., L.AG., F.L.S., F.R.H.S.,
~~G. H. KRUMBIEGEL, ESQ., F.R.H.S.,~~
Offg. DIRECTOR OF HORTICULTURE IN MYSORE, LAL-BAGH,
BANGALORE.

To

The Deputy Commissioner,
Bangalore District,
Bangalore.

Sir,

As desired in your letter No. C. R-5263/29-30 dated 15th instant, I have the honour to forward herewith a copy of the Proceedings of the meeting held on 2nd ultimo at the Lal Bagh in connection with the acquisition of lands for the Horticultural Farm. A copy of the same was forwarded to the General Secretary to the Government on 12th September 30.

As decided in the meeting a notice, as per enclosed has been sent to the Compiler, Mysore Gazette for publication in the Gazette calling for applications for lease. The printed notices will be got circulated soon after their receipt from the Press as to whether there is demand for the lands or not, it can only be ascertained after applications are received. And with reference to the point raised by you as to whether the price expected is likely to cover the cost of acquisition, I have to inform you that the question of price does not arise since, as you are aware, it was decided that the lands could not be sold but only leased.

I have the honour to be,
Sir,
Your most obedient servant,

SD/- H.C. JAVARAYA,

Offg. Director of Horticulture.

17

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat

Dated, Bangalore, 14th October 1930.

No. D4257 / G.G.66.26. 44

From

R. RANGA RAO, Esq., B. A., B. L.,
General Secretary to the Government of His Highness the Maharaja of Mysore.

To

M. Seshadri, Esq., M.A.,
Offg. Deputy Commissioner,
Bangalore District.

Sir,

SUBJECT:- Acquisition of lands for extending the Sunkal Farm.

In continuation of Memo No.1930 G.G.66-26 dated 15th August 1930, I am directed to state that Government are not quite certain even now that the cost will be only Rs.65,000 as estimated by you. It is probable that this estimate may be exceeded by Rs.10,000/- or Rs.15,000/- when the acquisition proceedings are completed.

For this reason Government are not in favour of proceeding with the acquisition of these lands. As, however, under the provisions of the Land Acquisition Regulation, it is not possible to withdraw at this stage from the acquisition of lands of which possession has already been taken ~~of~~, two courses are open in respect of such lands. The first is to reconvey lands back to the owners after arriving at an amicable settlement with them by the payment, if necessary, of crop compensation for the period during which they have been out of possession. The second is to dispose of the lands acquired to the best advantage of Government if the owners refuse to take them back. The matter may kindly be investigated further fully and a report submitted to Government early for final orders.

I am

I am to ask if there is any land of which possession has not yet been taken. If so, a formal notification withdrawing from the acquisition proceedings will have to issue.

I have the honour to be,
Sir,
Your most obedient servant,

GENERAL SECRETARY TO GOVT.

MOD 42585/24/G/30

Copy to the Secy of Govt

20

MD. 5'97 5- 36.12.3,

To

The Deputy Commissioner,

Bangalore Dist.

Gl. bb-26-45

Dear Sir,

With reference to correspondence ending with your letter No.C.5263/29-30 dated 18th Novr. 1930 regarding the ~~xxxxxxxxxxxxxx~~ disposal of the lands acquired for the Sunnakal Farm of Bangalore I am desired to say that Govt cannot withdraw from the acquisition of the lands after they have been taken possession of them. It may be possible to give back the lands to the old owners if they agree to take them back on payment of compensation for loss of crop. It has also to be examined whether any other method of disposal can be thought of with a view to see if the lands can go out of the hands of Govt without loss.

It is understood that all the Thigalars or some of them have been wanting to buy the lands outright. I am therefore, to request that the question may be thoroughly examined in all its aspects and a report submitted very early.

Yours Sincerely,

Signed by
Mr. B. Narayanaswamy Gi

5/12/30

B/12

(Thigalara)

Mysore Vanhikula Kshatriya Sangha

ಮೈಸೂರು ವನ್ನಿ ಕುಲ ಕ್ಷತ್ರಿಯ (ತಿಗಳರ) ಸಂಘ,

UPSTAIRS SRI DHARMARAYASWAMY TEMPLE,

ಶ್ರೀ ಧರ್ಮರಾಯಸ್ವಾಮಿ ದೇವಸ್ಥಾನದಮಹಡಿ,

ULSOORPETT, BANGALORE CITY.

ಹಲಸೂರು ಪೇಟೆ, ಬೆಂಗಳೂರುಸಿಟಿ.

4696

DEVELOPMENT BRANCH.

8th Dec. 1930

From.

The Secretary

Vanhikula Kshatriya (Thigalara) Association

Bangalore city

Lgl. 66-25-6

To.

The Chief Secretary

to Government of Mysore.

Bangalore

Sir.

I beg to submit herewith for your kind information a copy of the minutes of proceedings of a meeting of the members of the Vanhikula Kshatriya (Thigalar) Community of Bangalore city held on 29 November 1930.

A copy of the proceedings has also been forwarded to the Director of Horticulture.

I beg to remain,

Sir.

Your most obedient Servant

S. Munivenkatappa

Hon. Secretary

Subs for orders of this may be sent to the Dy. Bangalore in continuation of letter no. D. 5975 dated 6th Dec. 1930.

KB 11.12.30

KB Devl. Secy 11/12/30

This may be sent in copy for info. of the L.C. meeting is over. It may be necessary once as reference

Issued vide 6490 of 19.12.30 Bcc 11/12

The L.C. Secretary is requested with an early return of the petn.

KB 19.12.30

Issued

22

In all future communications please quote
No...C5-5263/29-30.
Enc : one

Tel. Address.—"DEPCOM"
Post Box No. 84.

OFFICE OF THE DEPUTY COMMISSIONER,
BANGALORE DISTRICT.

Dated, Bangalore, the ....5th January.....*193* 1.

G.G 65-26-46

FROM

Moin-Ul-Vizarath A.K. Syed Taj Peeran, Esq., B.A.,
Deputy Commissioner,
Bangalore District.

GEN. & JUN. 5379
DEVELOPMENT BRANCH.

To

R. Ranga Rao, Esq., B.A.,B.L.,
General *Secretary,*
to the Government of Mysore.
Bangalore.

SIR,

Subject:—Acquisition of lands for the Sunnakal Farm at Bangalore.

With reference to correspondence ending with your D.O.letter No.D.5975/G.G.66-26 dated 6th December 1930, in respect of the subject noted above, I have the honour to state that the Sub Division Officer, Bangalore Sub Division (Mr. T. Abdul Khader,B.A. who was requested in this office memo No.C5-5263/29-30 dated 11th December 1930 to submit a report of action taken in the matter within a week after a thorough examination of the case in all its aspects, requests in his letter No.725/28-29 dated 20-12-1930 (copy enclosed) to be informed if he can proceed to pass awards in all the cases, in view of the fact that Government cannot now withdraw from the acquisition of the lands after they have been taken possession of.

As this would involve the placing of necessary funds and the cost of acquisition would exceed Rs.65000/- as observed by you in your letter No.D.4257/G.G.66-26 dated 24-10-1930, the Sub Division Officer has again been requested to report at once the result of action taken by him so far in the matter of reconveying the lands to their former occupants and what amount of crop compensation is needed for this purpose and for what period they have to be paid. if they are willing to take back their lands or to dispose of the lands to the best advantage of Government, if the owners refuse to take them back.

p.t.o.

He has also been requested to furnish his opinion regarding the grant or otherwise of the representation contained in the copy of proceedings of the meeting convened by the Thigalar Community at Bangalore on 29-11-1930.

I have not heard from the Director of Horticulture as regards the progress made in leasing out the lands in pursuance of a notification published by him in the Mysore Gazette dated 23-10-30 He has again been requested to intimate the result of action taken thereon.

The Sub Division Officer has again been requested to take concerted prompt action in consultation with the Director of Horticulture and the previous occupants of the lands after further investigation fully and submit a detailed report within a week.

I have the honour to be,

Sir,

Your most obedient servant,

Deputy Commissioner,
Bangalore District.

Letter No.B1-725/28-29 dated 20th December 1930 from the Sub Division Officer, Bangalore to the Deputy Commissioner, Bangalore District.

With reference to your No.C5.5263/29-30 dated 11th December 1930 forwarding a copy of D.O. No.D.5975 G.G.66-26 dated 6th December 1930 from the Development Secretary to the Government of Mysore stating that Government cannot withdraw from the acquisition of the lands of Adugodi after they have been taken possession of, I have the honour to request to be informed if I can now proceed to pass award orders in all the cases. A petition from certain Thiglars has been received to sell the land to them at Rs.1000/- an acre the amount to be paid at Rs.50/- an acre for the first three years. I have personally instructed both the Amildars to see if it is possible to give back the lands to old owners if they agree to take them back on payment of compensation for the loss of crops.

"Copy"

For Deputy Commissioner,
Bangalore District.

SS/-

~~G.G. 5430~~

No. 26
Encl. 1

Telegraph :—"HORTI"
Telephone :—258.

GEN. & REV. SECRETARIAT. 16 JAN. '31

OFFICE OF THE DIRECTOR OF HORTICULTURE IN MYSORE.
DEVELOPMENT BRANCH. LAL-BAGH, BANGALORE,

Dated 15 January 193 1.

G.G 66-26-47

FROM

H. C. JAVARAYA, ESQ., L.Ag., F.L.S., F.R.H.S.,
Offg. *Director of Horticulture in Mysore.*

To

R. RANGA RAO, ESQ., B.A., B.L.,
General Secretary to the Government of
His Highness the Maharaja of Mysore,
BANGALORE.

Subject :- Lease of lands to the east of Horticultural Farm.

Sir,

With reference to letter No. C.5-5263/29-30 dated 5-1-31 written to you by the Deputy Commissioner of Bangalore, I have the honour to submit herewith for information, a copy of letter No. 1370 dated 5th December last addressed to the Sub Division Officer, Bangalore, in the matter of the leasing of lands in the Adagodi village near the Horticultural Farm.

Sent for perusal.

I have the honour to be,

Sir,

Your most obedient servant,

H. C. Javaraya

Offg. Director of Horticulture.

KCV)

Letter No. 1370 dated 5th December 1930 from the Director of Horticulture in Mysore, Bangalore to the Sub Division Officer, Bangalore.

=======

With reference to your letter No. B1-725/28-29 dated 27th ultimo requesting me to intimate if any applications have been received to take lands for lease on the conditions laid down in the notification in the Gazette, I have the honour to state that two applications were received one from Mr. V.S.Arumugam Mudaliar, Bangalore for 50 acres of land and the other from Mr. J. Prioris of the Shevaroy Hills for 10 acres for growing aromatic plants but they have not replied agreeing to our conditions. It may be taken that no one will take the lands on lease.

" True Copy "

Offg. Director of Horticulture.

KCV).

95

No. 1692
Encl. 3

27

OFFICE OF THE DIRECTOR OF
HORTICULTURE IN MYSORE.

Telegraph:—"HORTI"
Telephone:—258.

LAL-BAGH, BANGALORE,

Dated..... January 193 1

Rec'd in Secy 29/1/31 & 20/1

FROM

H. C. JAVARAYA, ESQ., L.Ag., F.L.S., F.R.H.S.,
Offg. *Director of Horticulture in Mysore.*

GEN. & REV. SECRETARIAT 5693 30 JAN DEVELOPMENT BRANCH.

To

R. RANGA RAO, ESQ., B.A., B.L.,
General Secretary to the Government of
His Highness the Maharaja of Mysore,
BANGALORE.

G. 965. 26. 4.

Subject :- Disposal of lands newly acquired by Government in Adagudi village.

Sir,

In continuation of my letter No. 26 dated 15th January 1931 in the matter of the disposal of the lands in the Hadagudi Village newly acquired for being given out to members of the Vanhikula Kshatria (Thigalar) community, I have the honour to State that since no one took up the lands on lease and since the position was, as stated in your letter No.D.4257/G.G.66-26-3 dated 24th October 1930 to the Deputy Commissioner, Bangalore, either to re-convey the lands to the owners or to dispose of the lands to the best advantage of Government if the owners refused to take them back, I ~~have~~ sent for the Secretary of the Vanhikula Khastria Association and asked him if his people would by them, as after all it was with the idea of helping these people that this scheme was undertaken. He said that he would consult them and let me know about it after holding a meeting. He then brought and gave me a copy of the proceedings with the signatures of about 50 persons, after giving a copy of the same to the Deputy Commissioner of Bangalore. A copy of it is herewith enclosed. The main points

FROM

H. C. JAVARAYA, ESQ.,
L.Ag., F.L,S., F.R.H.S.,
Offg. *Director of Horticulture in Mysore,*
Lal-Bagh, Bangalore.

To

Dated

Despatched

Received

General No. _____
No.

Enclosure No.

in it are the following :-

1) The land should be sold to them at Rs. 1,000/- an acre.

2) They should be permitted to pay a sum of Rs. 100 as advance and the balance of Rs. 900 to be recovered by Government in instalments at Rs. 50/- in the first three years and at Rs. 100/- in the remaining years, similar to the concession given to the Muslims of Davangere.

3) No interest should be charged for the amount, but in the case of purchasers who do not pay regularly,,interest at 6% to be charged.

4) Till each purchaser discharges his obligation the land is to be in the possession of Government as security and that no purchaser be allowed to dispose of the lands to others till he has been actually placed in possession of the lands by Government.

5) That the supply of sewage water should be assured and that Government should form suitable roads.

6) Since the area of 50 acres is not enough for meeting the demands of the community Government should acquire as much land as the community wants to form a Colony.

2 By disposing of lands in the manner proposed by them Government will not be able to realise the whole cost of the acquisition of the lands. At Rs. 1,000 per acre a sum of Rs. 50,000 only would be obtained and that in instalments which will be paid in 12 years, during which time no interest will be forth-coming. They want roads to be formed at Government cost which means an expenditure of about Rs. 1,000. They also want to be assured of the supply of sewage water which is not possible

to be done. This point alone makes the proposition impracticable.

3 In this connection it must be stated that in this community there are two strong parties which are always at variance with each other. After the Secretary of the Association convened the meeting referred to above, the opposite party has recently held on 28th December 1930 another meeting under the presidentship of Mr. B.L. Byanna of Mavalli who has sent me a copy ofthe resolutions passed in that Meeting, which is herewith enclosed for the information of Government. The chief points in it are :-

1) that the arrangement of acquiring 50 acres of land in Hadogodi village, should be cancelled and

2) the major portion of the Horticultural Farm should be given to people of Vanhikula Khastria community at a concession rate.

4 These resolutions serve no useful purpose. The question of giving a portion of the Horticultural Farm has been dealt with in detail in my letter No. 1557 dated 15th February 1927, when a similar petition dated 29th July 1926 was presented by the members of the Vanhikula Khastria Sangha. An endorsement, (No.D.10245/G.G. 66-26-4 dated 27th May 1927) has been given by Government stating that the grant of any lands out of the Sunkal Farm is impracticable and that the Government regret that the petitioners' prayers cannot be acceded to. A copy of this endorsement is attached for ready reference.

G.G. 66-26-1
Flag B.
Vide copy of letter Enclosed

5 In conclusion, I beg to state that the Vanhikula Kshatria people are not likely to come to any practical settlement in the matter of taking up these lands and any attempt

to

R. RANGA RAO, ESQ. B.A., B.L.,
General Secretary to the Government.

19th January 1931.

pursue the subject further will mean more time being spent without any good resulting therefrom. It is now learnt from the Amildar, Bangalore City that the ownersof the lands are not willing to take them back so that the only course open is to buy and dispose of the lands by public auction.

I have the honour to be,

Sir,

Your most obedient servant,

H. C. Jawaraya.

Offg. Director of Horticulture.

KCV).

No. 1557. G1.

OFFICE OF THE SUPERINTENDENT,
GOVT. GARDENS IN MYSORE.

LAL-BAGH, BANGALORE,

Dated.....15th.February...*192* 7.

FROM

H. C. JAVARAYA, ESQ., L.Ag., F.L.S., F.R.H.S.,
Superintendent, Government Gardens in Mysore,

To

The Secretary to the Government of
His Highness the Maharja of Mysore,
Development Department,
BANGALORE.

Sir,

In forwarding herewith a Memorial sent by the members of the Mysore Vanhikula Kshatria (Thigalara) Sanga, Bangalore City, to the Dewan of Mysore praying for the grant of 70 acres of land in the Horticultural Farm for cultivation on permanent tenure, I have the honour to state as follows :-

The resolution of the Bangalore City Municipal Council to grant the above area to Thigalars on a long lease was referred to this Department by the Revenue Secretary to Government with his letter No. I.C. 1378/ A & E 282-23-2 dated 27-8-1924. A reply was sent in this office letter No. 519 dated 1-11-1924 dealing with the question in great detail. Government have decided in their order No. I.C. 5782-5/A &E 283-23-4 dated 27th February 1925, after reviewing the whole case, that this valuable Government property cannot be given to them, as it is required for seed production and demonstration purposes and as the expenditure on Government will be very heavy if the farm which is now a paying concern is limited to 10 acres.

I took the opportunity of finding out the views of the general mass of Tigalars in this matter when I presided over the Annual meeting of the Sangha on the 23rd ultmo. Except in the case of two men no one else spoke for it.

The memorialists are not right in saying that a large quantity of sewage water in constantly running in the main drain; on the other hand we experience great difficulty for want of water in summer and we are hardly able to irrigate 3 to 4 acres.

The whole area of the Farm is required for seed production and demonstration purposes. The Farm has been doing very useful work in trial cultivation of new crops and has introduced several high yielding and superior crops such as Rhodes grass, Elephant grass, American Maize and Sugar corn, Russian Sunflower, Canadian wonder French Beans, Kentaky wonder, Runner Beans, Clovers, Florida Velvet Beans, and several other plants of economic importance. The Farm is not only fully self supporting but also paying Government a net income of amount Rs. 2,000. If the water supply is improved by extending the pipe line to Bamboo Bazaar, the farm would become a very profitable concern. If 70 acres are given away to the memorialists, only 10 acres will be left for departmental work. This small area will be insufficient for experimental purposes and rotation of crops.

Immediately to the north of the Farm and new extension has been planned by the Civil and Military Station authorities and the City will extend in a few years up to the western limits of the Farm. And indescriminate use of water by these numerous gardeners will be a source of danger to the health of the surrounding area. This agiation for land in the Sunkal Farm has been started after the farm has been levelled, drained and laid out at an enormous cost to Government. When the gardens which existed in the southern portion of the Cubbon Park were acquired, the owners were offered land in exchange on the Eastern side of the Sunkal Farm but they preferred to take cash so that they may select their own land. The working of

the farm will become an impossibility if the grant of land prayed for is given tothe memorialists. Giving this area in the Farm to some Tigalars will not solve their difficulty entirely. A large area of land within a radius of about 10 miles should be selected and a horticultural suburb formed for settling these people.

I have the honour to be,

Sir,

Your most obedient servant,

SD/- H.C. JAVARAYA,

Offg. Economic Botanist &
Superintendent, Government Gardens.

Copy
Jr. C. Javaraya
offg. Director
Hrtg

KCV).

Endorsement No.D.10425/G.G. 66-26-4 Dated, Bangalore 27th May 1927 from the Secretary to Government, Development Departments to the members of the Mysore Vanikula Kshatria Sanga, Ulsoorpet, Bangalore City through the Superintendent, Government Gardens, Bangalore.

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With reference to their petition dated 29th July 1926 praying for the grant of 70 acres of land in the Horticultural Farm for cultivation, on permanent tenure, the petitioners are informed that the grant of any lands out of the Sunkal Farm is impracticable and that Government regret that the petitioners' prayer cannot be acceded to.

SD/- V. Subramanya Sastri,

For Secretary to Government,
Development Departments.

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" TRUE COPY "

Offg. Director of Horticulture.

KCV).

Minutes of proceedings of a meeting of the members of the Vanhikula Kshatriya (Thigalar) Association of Bangalore City held in the evening of Saturday the 29th November 1930 in the Sri Dharmaraya Swamy Temple under the Chairmanship of Mr. Munithanappa.

The following points were discussed in connection with the proposed grant of them of the 50 acres of land acquired by Government.

1. It was resolved that a deputation of members do wait on the Director of Horticulture requesting him to sell the lands to them at Rs. 1,000/- an acre to each individual for the following reasons:-

2. That, as most of the members are too poor to pay this amount in a lumpsum, they should be permitted to pay for the present an advance of Rs. 100. which should be held in deposit by Government, the balance of the value of the lands i.e. Rs. 900 will be paid to the Government in easy instalments, as follows:- For the first 3 years Rs. 50/- (Rupees Fifty) will be paid as the lands at present are paddy fields, so, to convert them into garden,landd, much money will have to be spend and it will take at least three years, and the owners don't expect any return from them, and after three years, they will pay the balance at the rate of Rs. 100 per year, the member beg to state that similar concession have been given to the Muslims of Davangere, to whom lands have been granted in Arsikere Taluk, so, it is justified, that the kind Government of H.H. the Maharaja of Mysore should show the above mentioned concessions to our community, which wholly and solely depends on gardening and they are very poor to pay the amount in a lumpsum.

3. That no interest should be charged for this amount which they bind themselves to pay regularly every year and if any of them makes default, then Government will be at liberty to levy an interest of 6% in the case of such defaulters.

4. That till the member to whom the land is alloted at one acre each discharge his obligations, the land should be in the possession of Government, as security for the prompt payment of the amount and that he should under no circumstances be allowed to dispose of it to others till he is actually placed in possession of it by Government.

5. That the supply of sewage water should be assured and that Government should afford them facilities for the conveyance of the manure, etc. to their lands causing suitable roads to be formed.

6. That the present 50 acres are quite insufficient to meet the demand of the community and as the most of the members of our community are anxious to have a Colony of their own for gardening purpose and they are anxious to develop the art of gardening on most scieentific basis and on modern style and make the art of gardening a success, the Government should acquire as much land as community is in need, to form a Colony, and the members are sure to develop theart of gardening to such an extent, as the Mysore State will be foremost in this respect, so the Government should encourage as much as possible in their request to the community who are anxious to show their skill, for the economic development of the State, we like to draw the attention of the Government, that a similar step has been taken in creating a Colony at Bhadravathi which has cost the Government a good bit. We are sure that the Government of H.H. the Maharaja of Mysore will not lag behind to render us a help which is not out of place.

SD/- Munithanappa.

" True Copy "

ನೋಟೀಸ್.

ಸ್ 1930 ನೇ ಡಿಶೆಂಬರ್ 28 ನೇ ತಾರೀಖು ಭಾನುವಾರ ಮಧ್ಯಾಹ್ನ 3 ಘಂಟೆಯಲ್ಲಿ ಬೆಂಗಳೂರು ಸಿಟಿ ತಿಗಳರಪೇಟೆ **ಶ್ರೀ ಧರ್ಮರಾಯಸ್ವಾಮಿ ದೇವಸ್ಥಾನದಲ್ಲಿ** ಮುನಿಸಿಪಲ್ ಕೌನ್ಸಿಲರ್ ಮತ್ತು ಮೈಸೂರು ಲೆಜಿಸ್ಲೇಟಿವ್ ಕೌನ್ಸಿಲರ್ ಮೆಂಬರ್ ಮ|| ರಾ|| ಬಿ. ಎಲ್. ಬೈಯಣ್ಣನವರ ಅಧ್ಯಕ್ಷತೆಯಲ್ಲಿ **ವನ್ನಿಕುಲ ಕ್ಷತ್ರಿಯ** ಜನರ ಮಹಾಸಭೆ ಸೇರಿ ಈ ಕೆಳಕಂಡಂತೆ ತೀರ್ಮಾನಗಳು ಮಾಡಲ್ಪಟ್ಟವು:—

ತೀರ್ಮಾನಗಳು

1. ನಮ್ಮ ಶ್ರೀಮ್ಮ ಮಹಾರಾಜಾ ಸರ್ಕಾರದವರು ಹಿಂದುಳಿದ ವಂಗಡದವರಿಂದ ಅದರಲ್ಲೂ ಅಲ್ಪಸಂಖ್ಯಾತರಾದ ವನ್ನಿಕುಲ ಕ್ಷತ್ರಿಯಜಾತಿಯವರಲ್ಲಿ ಅಭಿಮಾನವಿಟ್ಟು, ಅವರ ಕುಲಕಸಬು ಪ್ರೋತ್ಸಾಹಮಾಡುವುದರ ನಿಮಿತ್ತ, ಈ ಜಾತಿಯವರಲ್ಲಿ ಜಮಾನನ್ನು ಕಳೆದುಕೊಂಡು ಇರುವವರಿಗೂ ಮತ್ತು ಜಮ್ಮಾ ಇಲ್ಲದೇ ಇತಕ್ಕವರಿಗೂ ಸಹಾಯಮಾಡಬೇಕೆಂದು ಪ್ರಯತ್ನಪಡುತ್ತಿರುವುದಕ್ಕಾಗಿ ಈ ಸಭೆಯವರು ತಮ್ಮ ಹೃದಯಪೂರ್ವಕವಾದ ವಂದನೆಗಳನ್ನು ಸಮರ್ಪಿಸುತ್ತಾರೆ.

2. ಮೇಲ್ಕಂಡಂತೆ ವನ್ನಿಕುಲ ಕ್ಷತ್ರಿಯ ಜಾತಿಯವರಿಗೆ ನಮ್ಮ ಘನ ಸರ್ಕಾರದವರು ಆಡುಗೋಡೆ ಗ್ರಾಮದಬಳಿ 50 ಎಕರೆ ಜಮಾನನ್ನು ಸ್ವಾಧೀನಪಡಿಸಿಕೊಂಡು ಜಮಾನನ್ನು ಕಳೆದುಕೊಂಡಿರತಕ್ಕವರಿಗೂ, ಹಾಲೀ ಜಮ್ಮಾ ಇಲ್ಲದೇ ಇತಕ್ಕವರಿಗೂ ಗುತ್ತಿಗೆ ಯಾ ಕ್ರಯಕ್ಕೆ ಕೊಡುವ ಉದ್ದೇಶವೇನೋ ಘನವಾದುದಾದಾಗ್ಯೂ, ಹಾಲೀ ಚುನಾಯಿಸಲ್ಪಟ್ಟಿರುವ ಜಮ್ಮಾ ಒಂದೇಸಮನಾದುದಲ್ಲದೆ ಹಳ್ಳ ದಿನ್ನೆಗಳಿಂದ ಕೂಡಿದ್ದಾಗಿಯೂ, ಅಲ್ಲಲ್ಲಿ ಕಲ್ಲು ಮತ್ತು ಬಂಡೆಗಳು ಇರುವುದರಿಂದಲೂ, ನೀರಿನ ಜಲವು ಬಹಳ ಕೆಳಕ್ಕೆ ಇರುವುದೆಂದು ತಿಳಿದುಬಂದಿರೋಣದರಿಂದಲೂ, ಅಲ್ಲದೆ ಇಂಥಾ ಜಮ್ಮಾ ತೋಟಗಳ ಕೆಲಸಗಳಿಗೆ ಲಾಯಕ್ಕು ಇಲ್ಲವೆಂತಲೂ, ಇಷ್ಟೂ ಸಾಲದೆ ಸದರೀ ಜಮಾನಿನ ಬೆಲೆಯು ಸಾಧಾರಣವಾಗಿ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ. 500 ರಿಂದ 750 ರವರಿಗೆ ಆಗುವುದಕ್ಕೆ ಬದಲಾಗಿ ಹಾಲೀ ಸರಾಸರಿ ಎಕರೆ 1ಕ್ಕೆ ಎರಡು ಸಾವಿರ ರೂಪಾಯಿಗಳಂತೆ ಸರ್ಕಾರದವರೇ ಆಯಾ ಜಮ್ಮಾ ಮಾಲೀಕರಿಗೆ ಕೊಡಬೇಕಾದ ಪ್ರಮೇಯ ಬಂದಿರುವುದೆಂತಲೂ ಈ ಸಭೆಯವರಿಗೆ ತಿಳಿದುಬಂದಿರೋಣದಿಂದ ಅಂಥಾ ಪ್ರಯೋಜನವಿಲ್ಲದ ಜಮಾನನ್ನು ಅಷ್ಟು ಹೆಚ್ಚು ಬೆಲೆಗೆ ಕೊಂಡುಕೊಂಡು ತೊಂದರೆಪಡುವುದಕ್ಕೆ ಬದಲಾಗಿ ಸದರಿ ಪ್ರಯತ್ನವನ್ನೇ ಸುತರಾಂ ರದ್ದುಪಡಿಸಬೇಕಾಗಿ ಈ ಕೂಲಕ ಪ್ರಾರ್ಥಿಸುತ್ತಾರೆ.

3. ಹಾಲೀ ಸುಣ್ಣಕಲ್ಲುಕೆರೆಯಲ್ಲಿ ಪರೀಕ್ಷಾ ಕ್ಷೇತ್ರಕ್ಕೆಂದು 116 ಎಕರೆ ಜಮಾನನ್ನು ಇಟ್ಟುಕೊಂಡಿರುವುದು ಸರಿಯಷ್ಟೆ. ಇದರಲ್ಲಿ ಸುಮಾರು 30 ಎಕರೆ ಜಮ್ಮಾ ಮಾತ್ರ ಸಾಗುವಳಿಯಲ್ಲಿರುತ್ತೆ. ಉಳಿದ ಜಮ್ಮಾ ಆಬಾದು ಇಲ್ಲದೇನೇ ಬರೀ ಸುಲ್ಲು ಬೆಳೆಯಲು

ಅನಕಾಶ ಕೊಡಲ್ಪಟ್ಟಿರುತ್ತೆ. ಮೇಲೆ ನಮೂದುಮಾಡಿರುವ 30 ಎಕರೆ ಸಾಗುವಳಿ ಮಾಡಲ್ಪಟ್ಟಿರುವ ಜಮೀನಿನಲ್ಲಿ ಬರೀ ಪರೀಕ್ಷಾ ಕ್ಷೇತ್ರಕ್ಕೆ ಅನುಗುಣವಾದ ಪದಾರ್ಥಗಳನ್ನು ಮಾತ್ರ ಬೆಳೆಯದೇ ಕೋಸು, ಕಾಲಿಫ್ಲವರ್, ಗಾಜರು ವಗೈರೆ ಒಂದೊಂದು ಜಾತಿ ಕೆಲ ಕೆಲವು ಎಕರೆಗಳಿಗಾಗುವಷ್ಟು ಬೆಳೆದು ತನ್ಮೂಲಕ ಮಾರ್ಕೆಟ್ಟಿನಲ್ಲಿ ಮಾರಾಟದ ಪೋಟಾ ಪೋಟಿಯಾಗೋಣದರಿಂದ ಈ ಜಾತಿಯ ಜನರಿಗೆ ಜೀವನೋಪಾಯಕ್ಕೆ ಸ್ವಲ್ಪಮಟ್ಟಿಗೆ ಕುಂದುಕ ಬಂದೊದಗಿಧೆಯೆಂತಲೂ ಮತ್ತು ಇದನ್ನು ಈಕ್ಷಣವೇ ತಪ್ಪಿಸಬೇಕೆಂತಲೂ ಈ ಸಭೆಯವರು ಘನ ಸರ್ಕಾರದವರ ಬಯ್ಯಗಮನಕ್ಕೆ ತರಲು ಬಹಳ ಆತುರವುಳ್ಳವರಾಗಿರುತ್ತಾರೆ.

4. ಅಲ್ಲದೆ, ಯಾವ ಪರೀಕ್ಷಾ ಕ್ಷೇತ್ರವಾದರೂ 25 ಎಕರೆ ಜಮೀನಿಗಿಂತಲೂ ಹೆಚ್ಚಾಗಿ ಬೇಕಾಗಿರುವುದಿಲ್ಲವೆಂದು ನಿರ್ಧರಿಸಬೇಕಾದರೆ, ಹಾಲೀ ಸುಣ್ಣ ಕಲ್ಲು ಕೆರೆಯಲ್ಲಿರುವ 116 ಎಕರೆ ಜಮೀನು ಪೈಕಿ ಪರೀಕ್ಷಾ ಕ್ಷೇತ್ರಕ್ಕೆ ಬೇಕಾಗಿರುವ 25 ಎಕರೆ ವಿನಹ ಉಳಿಯುವ 91 ಎಕರೆ ಜಮೀನನ್ನು ಹಾಲೀ ಜಮೀನನ್ನು ಕಳೆದುಕೊಂಡಿರುವ ಮತ್ತು ಜಮೀನು ಇಲ್ಲದೆ ನಿರ್ಗತಿಕರಾಗಿರುವ ಬಡ ವನ್ನಿಕುಲ ಜಾತಿಯವರಿಗೆ ಒಂದುವಿಧವಾದ ರಿಯಾಯತಿ ದರದಮೇಲೆ ಕೊಡುವಂತೆ ಅಪ್ಪಣೆ ದಯಪಾಲಿಸಲು ಈ ಸಭೆಯವರು ನಮ್ಮ ಘನಸರ್ಕಾರದವರನ್ನು ವಿನಯಪೂರ್ವಕವಾಗಿ ಪ್ರಾರ್ಥಿಸಬೇಕೆಂದು ತೀರ್ಮಾನಿಸಲಾಯಿತು.

28-12-1930.

B. L. BYANNA,
Chairman.

ವೆ. ಎ. ಸುಬ್ಬಯ್ಯ ಅಂಡ್ ಸನ್ಸ್, ಬೆಂಗಳೂರು ಸಿಟಿ

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Din-Ul-Vizarath
A.K. Syed Taj Peeran, B.A.,
Deputy Commissioner.

DEPUTY COMMISSIONER'S OFFICE,
BANGALORE.

Dated 31st January 1931.

D. O. No. 5263/29-30.

Enc. One.

~~G.G.66-26-30~~

G. G. 66-26-49

Dear Sir,

With reference to correspondence ending with your reminder D.O. letter No.D.7887/G.G.66-26 dated 27-1-1931 regarding the acquisition of lands for the Sunnakal Farm at Bangalore, I write to say that the entire extent of 52 acres and 22 guntas of lands, the acquisition of which was sanctioned in Government Order No.D.7113-17/G.G.61-26-13 dated 21-1-1929 was made over to the Horticultural Department on 26-6-1929 as per Government Order No.D.118111-15/G.G.66-2. The Sub Division Officer, Bangalore who was requested to ascertain the amount of compensation that will have to be paid to the owners if they agree to take back their lands and to see that the lands are disposed of to the advantage of Government, has after consultation with the Director of Horticulture and the Amildars of Bangalore City and Taluk reported in his letter No. 725/28-29 dated 24-1-1931(copy enclosed) that the efforts made to dispose of the lands to the best advantage of Government proved fruitless.

3. The owners of only an extent of 19 acres and 33 guntas are reported to be agreeable to take back their lands if cr compensation and damages for the deterioration of the lands are paid to them. The remaining extent is proposed to be divided into plots of 1 to 2 acres and sold in public auctio

4. If, during the auction sales, good prices are not secured then the representation of Thigalars dated 29-11-1930 for the sale of lands to them at certain concession rates can be considered.

5. In stead of reconveying a small extent of 19 acres 33 guntas to their owners after paying them a crop compensation with interest at 6 per cent from the date of dispossession,

p.t.o.

Letter No.B1-725/28-29 dated 24th January 1931 from the Sub Division Officer, Bangalore Sub Division, to the Deputy Commissioner, Bangalore District.

With reference to your No.C5-5263/29-30 dated 5th January 1931 regarding the acquisition of lands for the Sunkal Farm at Bangalore, I have the honour to state that the Government in their order No.D.7113-17/G.G.61-26-13 dated 21st January 1929 sanctioned the acquisition of an extent of 52 acres and 22 guntas of land at an estimated cost of Rs.30,000 in Adugodi village for the extension of the Farm and directed in their order No.D.11811-15/G.G.66-26-21 dated 6th May 1929, to take immediate possession of the property under section 17 of the Land Acquisition Regulation and hand over the same to the Director of Horticulture Department. The entire extent of the property was accordingly taken possession on 26th June 1929, and handed over to him on 3-7-1929. In the meanwhile acquisition proceedings were started. During the enquiry it came to my notice from the documentary evidence produced by the parties that the cost of the acquisition would be more than the estimated value and so I applied for an additional allotment of Rs.35000/- on 26-8-29 giving my reasons for the same for completing the acquisition proceedings. On 13th June 1930, the Government in their order No.D.13679/82/G.G.66-26-31 sanctioned the additional allotment of Rs.35000/- from the Agricultural Budget and communicated the same to me through the Deputy Commissioner on the 19th June 1930 with the direction that the acquisition proceedings should be completed before the end of June 1930. The Director of Agriculture in his D.O. dated 26th June 1930 stated that only a sum of Rs.28000/- was available in the Agricultural Budget grant. I therefore could not complete the proceedings before the end of June 1930. On 8-7-1930 I made a reference again to place a sum of Rs.65000/- at my disposal to complete the acquisition proceedings stating at the same time the difficulties I met with for not completing the same earlier. On the 15th August 1930 Government in their o.

(7)

D.C. directed that further proceedings may lie over pending the disposal of the question of Thigalars taking the land or restoring the lands to the present owners after payment of crop compensation for the period during which they were dispossessed and called for a report. Again on 24-10-1930 they stated that it was not possible to withdraw from the acquisition of lands of which possession had already been taken and directed to report if there were any lands the possession of which had not been taken and the extent and the amount of compensation that will have to be paid if they owners agree to take back the lands and to suggest any other method of disposing the land to the best advantage of the Government. At first all the owners of lands refused to take back the lands. The Director of Horticulture also stated that his efforts to dispose of the land lands to the best advantage of Government proved fruitless. In the meanwhile there was a representation from the Thigalars community praying that the lands might be sold to them at Rs.1000/- an acre on condition of their paying the value of lands in instalments the 1st instalment being Rs.100/- the subsequent three instalments being Rs.50/- and the remaining instalment being Rs.100/- each. They also requested that no interest should be charged for the instalments. Both the Amildars were requested to investigate the matter and submit their report. The City Amildar reported that it is better to parcel out the lands into small bits of ½ an acre each and dispose them of by sale, that the Thigalars were not agreeable to take the lands in auction, that they were prepared to offer additional security if the lands were granted to them on concessional terms. He also suggests that if the sale of lands by auction is not satisfactory, then the question of giving lands to Thigalars on concession may be considered. The Taluk Amildar reports that the owners of 19 acres and 33 guntas were agreeable to take back their lands if crop compensation and damages were paid to them. I may mention here that the claim for damages is a very vague claim. The owners apparently mean that they should be paid compensation for deterioration in the agricultural value of the land which was formerly being manured and was rich but is now poor

now poor on account of its lying fallow now. This claim is not an easy matter for solution. The Amildar also suggests that this portion may be restored to the owners and the remaining plot may be divided into small bits of 1 to 2 acres and sold in public auction to the best advantage instead of giving them to the Thigalars on concessional rates. Anyhow the lands have to be paid for before any action is taken for their disposal. Unless award orders are passed and the owners paid thereof nothing can be done. The total amount of crop compensation together with 6% interest for the land (19 acres 22 guntas) the owners of which are willing to take back will come to Rs.2970/- approximately. If the proposal of the Amildar to dispose of the land by public auction is approved, I am of opinion that the entire area may be acquired and then steps may be taken for its disposal.

"Copy"

For Deputy Commissioner,
Bangalore District.

SS/-.

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Proceedings of the Government of
H.H. the Maharaja of Mysore.

Flags Y + B

G.G. 66-26-50

Read:-

Government Orders Nos.D.7113-7/G.G. 66-26-13 dated the 21st January 1929 and No.D.11811-5/G.G.66-26-21 dated the 15th May 1929 sanctioning the acquisition of 52 acres and 22 guntas of land in Adugodi village, Begur Hobli, Bangalore Taluk at a cost not exceeding Rs.30,000/- for the extension of the Sunnakal Farm Bangalore, in order to provide lands for the Thigalars who were dispossessed of their lands in Bangalore City in connection with the various schemes of City improvement and authorising the Deputy Commissioner, Bangalore, to take immediate possession of the land under section 17 of the Land Acquisition Regulation.

Flag C

2. Government Order No.D.13679-82/G.G. 66-26-31 dated the 13th June 1930 sanctioning a grant of Rs.35,000/- in addition to the amount already sanctioned in the Government Orders read above for the payment of compensation for the lands to be acquired.

3. Correspondence ending with letter No.C5-5263/29-30 dated the 31st January 1931 from the Deputy Commissioner, Bangalor suggesting in the circumstances explained that the entire extent of the acquired land be sold by public auction and stating that unless the awards are passed in the acquisition cases and the owners are paid

P.T.O.

43

for their lands nothing further can be done and requesting that the requisite funds for the purpose be placed at the disposal of the Land Acquisition Officer.

Order No. F 621-3 dt 13/3/31

Dated Bangalore, the March 1931.

As the amount of the grants sanctioned in the Government Orders read above could not be drawn before the close of the year owing to the non-completion of the acquisition proceedings, the whole sum of Rs.65,000/- lapsed and fresh sanction has become necessary during the year 1930-31.

On the recommendation of the Director of Horticulture, Government sanctioned the acquisition of the lands in question at a cost not exceeding Rs.30,000/- and also the taking of immediate possession of them for the purpose of leasing them out to the Thigalars for a long period at a rental of about Rs.50/- per acre per annum, after which it would be open to Government to sell them outright to the lessees. The cost of acquisition including statutory allowance of 15% was then estimated at about Rs.32,650/-.

Later, however, the Deputy Commissioner Bangalore, reported that the cost of acquisition had been under estimated and that according to the estimate of the Land Acquisition Officer, with which he

P.T.O.

agreed, a sum of Rs.65,000/- would be required. Government, therefore, sanctioned an additional grant of Rs.35,000/-.

4. The Director of Horticulture now reports that the Thigalars are unwilling to take up the lands on the ~~original~~ originally terms proposed and want the lands to be sold to them outright at Rs.1000/- per acre, the purchase money being recovered in 10 or 15 years etc. It is evident, therefore, that the original recommendation of the Director was made hastily without a definite assurance from the Thigalars and without obtaining a written agreement from them as to the terms. Government having taken possession of the lands are now precluded from withdrawing from the acquisition, and the Deputy Commissioner also reports that the majority of the owners are unwilling to take back the lands on a reconveyance from Government, with payment of crop compensation for the period of their dispossession.

5. Government are constrained to observe that the manner in which the case has been handled by the Director of Horticulture is not satisfactory and that his hasty action has involved Govt in heavy loss. ~~placed them in a very embarassing position.~~ They, ~~however~~, consider that the best course now is to make some arrangement to lease out the lands immediately, on the most favourable terms possible. ~~obtainable, to the~~ Thigalars themselves, if possible, or, if not to the original ~~owners~~ or others so as to prevent further deterioration and ~~loss~~.

P.T.O.

6. They also consider that the estimate of the Land Acquisition Officer as regards the value of lands is too inflated, as the estimate should be based on the value of the land as agricultural land at the time of ~~taking~~ the issue of the preliminary notification ~~possession~~ and not on the prices which might have been paid in adjacent localities in the C & M station for sites for building and other purposes. They, therefore, consider that the original estimate is a fair one and should be adhered to, the owners being left to seek redress in a civil court if they feel aggrieved.

7. The Deputy Commissioner is requested to take immediate action to proceed with the acquisition, and the Director of Horticulture to arrange for the lease of the lands as suggested above.

8. The Deputy Commissioner is requested to report immediately the amount that would be required for payment of compensation on the lines indicated above with interest at 6% from date of taking possession of the lands, i.e. 26.6.'29

RS 5/4/31

5/3 General Secy. to Govt.

To

7/4/3 The Director of Horticulture.
" Deputy Commissioner, Bangalore District.
" Comptroller, through Financial Department.

B.K.M.

copy sent
12/3/31

5.3.31.

IMMEDIATE. + Confidential.

MR. R. V. ANANTARAMAN, B.A.
Deputy Commissioner.

G-G66-26-5

EDUCATION BRANCH
1137.
20 APR 1931
DEPUTY COMMISSIONER'S OFFICE,
BANGALORE.
GEN. & REV. SECTT.

D. O. C.R. 284/30-3/— Enc. one.

Dated..17th..Apr.i-l.....193 1.

Very urgent. Kindly
with reply

20/4/31

Dear Mr. Ranga Rao,

With reference to your D.O. letter No. E. 1089/G.G. 66-26 dated the 14th April 1931, regarding the acquisition of lands in Adgodi Village for the extension of the Sunkal Farm, I enclose herein for your information a copy of my notes of inspection. I request you to be so good as to place a sum of Rs 35,000/- at the disposal of the Land Acquisition Officer. I have discussed the matter in detail with him and have given him necessary instructions. In regard to the disposal of the acquired lands, I request you to be so good as to place my views before the Government for passing necessary orders in the matter, at an early date.

Yours sincerely,

R. Ranga Rao, Esq., B.A., B.L.,
General Secretary to the Government of Mysore,
Bangalore.

N O T E.

Acquisition of lands for the extension of the Sunkal Farm.

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1. I inspected the lands in question on the morning of the 10th instant in the company of the Sub Division Officer, Bangalore Division, and the Amildars of Bangalore City and Bangalore Taluk. The Superintendent of the Government Gardens was also present.

2. The lands proposed to be acquired for the extension of the Sunkal Farm are situated in Adgodi - Village. The total extent is 53 acres and 2 Guntas of which 6 acres and 13 guntas are phut kharab and the net extent to be acquired is 46 acres and 29 guntas. Of the latter extent, 7 acres and 8 guntas are wet, 1 acre and 29 guntas are garden and the rest are dry lands. As regards the garden lands they are not perennial gardens. They are classified as garden on account of the existence of wells in them and the assessment is very light being only about Rs 2/— per acre. The wet lands have no assured source of irrigation and depend only on the rainfall. As already pointed out the - greater portion of the land to be acquired is dry land.

3. The lands in question, formed originally the atchkat of the Sunkal Tank. The Sunkal Tank was breached about the year 1910 and the tank bed was given over to the Gardens Department for starting a Farm. On that occasion the land owners were compensated for the loss of water supply. I have seen the records relating to this matter. Compensation was paid at the rate of Rs 120/- per acre. The greater portion of the land in question is now paying only dry rates. It does not appear from the records relating to the present acquisition that these circumstances were known. I have seen the whole extent of land to be acquired. The

The soil is of inferior quality and cannot produce any good crops without irrigation for which there is no facility. I have seen the pahani of these lands for several years. The crops grown are dry crops like Jola Raji and Punaji Paddy. In some cases small extents have been cultivated with miscellaneous garden crops like vegetables, Chillis etc., which can be irrigated by hand. As regards the valuation of these lands, I observe that there has been a certain amount of confusion. The Amildar who originally valued the lands in the presence of Panchayetdars, several of whom were also the owners of lands to be acquired, estimated that the acquisition would cost about Rs 32,000/-. When the actual work of acquisition was taken up, the land owners considered that the Amildar's estimate was low and that the actual acquisition would cost about Rs 65,000/- which is nearly twice the amount of the original estimate. The Acquisition Officer's estimate proceeds on wrong hypotheses. He does not appear to have been aware that the lands in question were originally wet, that the source of irrigation was destroyed and that compensation was paid to the land owners for the loss of their water supply. The difference in price between wet and dry land has been paid to the owners. The land Acquisition Officer has attempted to classify the lands into wet, garden or dry according to the nature of the crops found on the land at the time posession of them was taken. He has classified as wet land on which paddy was found. But he has overlooked the fact that the paddy in question was Punaji Paddy which is grown on low-lying dry lands with the aid of rain water. The fact that Punaji paddy is grown on a piece of dry land will not make it wet land. Neither is the realisation from punaji paddy any more than that which can

Their Classification, indeed!

can be got by the cultivation of Jola and Ragi. Punaji Paddy is always treated as dry crop and it is a very precarious cultivation. Again, lands have been treated as garden because miscellaneous crops like Chillis and vegetables have been grown on small extents. As this cultivation is generally made with the aid of rain eked out in periods of drought by watering by hand, this fact will not entitle these lands to be treated as Garden. Each land has to be dealth with according to the survey classification which is made after considering the quality of the land and the realisation and extent of water supply. There is no justification for the variation made in this classification. For these reasons, the second estimate made by the Acquisition Officer cannot be acted upon. The Land Acquisition Officer should follow the classification of the land as made by the Survey Department.

4. There are other circumstances appearing from the records which show that the Acquisition Officer's valuation was excessive. The Thigalars who have been asking for the sale of the lands in question to them have at their meeting held on the 28th of December recorded the fact that the lands in question are not of superior quality. They described the land as undulating and ordinarily worth Rs 500/- to 750/- per acre and said that the valuation put upon them by Government was exorbitant. It has been suggested that the lands are very valuable because the Thigalars have offered to take them up for Rs 1,000/- per acre. This offer has got to be very carefully scrutinized. The price offered is Rs 1,000/- per acre payable in 15 instalments. The present value of this is very much less than Rs 1,000/-. The offer is further made subject to the condition that the supply of sewage water to these lands should be assured and

and that Government should afford them facilities for the transport of produce by building proper roads. - These are very onerous conditions. It practically means that Rs 1,000/- an acre will be paid for the dry lands provided that additional irrigation facilities are provided, by supplying sewage and the Government incur expenditure upon roads.

5. Reference has been made in the records to the price paid for lands in Akkithimmanahalli. ~~and~~ This price includes the conversion fine also. In the present case the lands have to be compensated as - agricultural land. I may also note in passing that these lands are situated in the bottom of the valley and by the side of Hulla that takes away the sewage water from the Farm and are absolutely unfit for building purposes.

6. I have seen the statement furnished by the Sub Registry Office and by the Amildar regarding the sale of lands in this village and in the adjoining villages for the last 20 years. From the statement furnished by the Sub Registrar, it is seen that the dry lands in this village during the period 1926 to 1929 have been sold at an average price of about Rs 250/- per acre. Small extents have no doubt been sold for higher amounts and lands situated in favourable positions may possible cost a little more. But I think about Rs 250/- will be a fair average, a little more being given in respect of superior lands better situated than others. I have seen the figures of sales of - lands in other villages also and the figures are more or less on a par with this standard.

7. There is another mistake in the proceedings of the Acquisition Officer. He has suggested the payment of crop compensation as well as interest. The correct procedure to follow is to pay for the actual

actual crops which were standing on the land at the time the lands were taken possession of and to allow on the award amount, interest from the date of taking possession. The rates of crop compensation assumed are unduly high. The proper thing to do is to pay for the actual amount spent by the party to raise the crops standing on the land on the date of taking - possession. In addition to this, interest should be allowed on the award amount from the date that the land was taken over by Government till the date of payment. That will settle all claims which are legitimately payable by Government. The Sub Division Officer will be requested to proceed with the acquisition on the foregoing lines. He should complete the awards before the 10th of May. I think that the original estimate made by the Amildar may not have to be exceeded. A reference will be made to the Government to place a sum of Rs 35,000/- at the disposal of the - Acquisition Officer.

8. In their Order of the 13th March last, Government have directed that the disposal of the acquired lands should be undertaken by the Director of the Horticultural Department. Now that the ryots have come to know that the fanciful prices which they were expecting for these lands will not be paid, I think that many of them may take back their lands if compensation for their crops during the period the lands have been out of their possession is paid to - them. I understand already that the owners of 2/3rd of the extent have expressed their willingness to do so. If Government are agreeable to this being done, the Land Acquisition Officer will be asked to return the lands after awarding them compensation. The - compensation should be calculated on the basis of the value of the crop usually grown on these lands as -

~~Lands~~ as shown by the Pahani. A small amount per acre may also be paid for ploughing up and preparing for cultivation the land which has been lying fallow for over two years.

for Deputy Commissioner,
Bangalore District.

SRD/17-4-31.

Proceedings of the Government of
H.H.the Maharaja of Mysore.

Q.Q 66-26

Read:-

Government Order No.E.621-3/G.G. 66-26 dated the 13th March 1931 passing orders on the acquisition of lands in Adugodi Village, Begur Hobli, Bangalore Taluk, for the extension of the Sunkal Farm and requesting the Deputy Commissioner, Bangalore to intimate the amount that would be required for the payment of compensation of the lines indicated in the order.

2. Correspondence ending with letter No.C.C.284/30-31 dated the 17th April 1931 from the Deputy Commissioner Bangalore district, forwarding a copy of his notes of inspection of the lands referred to in the Government Order read above and requesting in the circumstances explained that a sum of Rs.35,000/- may be placed at the disposal of the Land Acquisition Officer for payment of compensation and also that orders may be passed on his proposals for the disposal of the said lands.

Order No. G 1625-7 GG 66-26

Dated Bangalore, the 13th May 1931

Government are pleased to sanction an additional grant of Rs.35,000 for the acquisition of the lands referred to above. A demand for the amount will be placed before the Legislative Council at its next

P.T.O.

session. The Deputy Commissioner is requested to have the acquisition proceedings completed on the lines of his instructions to the Land Acquisition Officer before the end of the current official year.

The proposal of the Deputy Commissioner to reconvey the lands to the original owners, if possible, after paying them crop compensation is also approved.

9/5

for General Secretary to Govt.

11/6

To

The Deputy Commissioner, Bangalore Dist.

" Director of Horticulture in Mysore.

" Comptroller to Government, through Financial Sectt.

B.K.V.

G.G. 66-26-5. 56

Immediate & Confidential.

D.O.No. C. 1628 dj 12-5-31

Dear ~~Sir~~, Mr. Arunachalam,

With reference to your letter No. C.C.284/30-31 dated 17th April 1931 and in continuation of Government Order No. E 1627-7 /G.G.66-26 dated the 12th May 1931 sanctioning an additional grant of Rs.35,000 for acquiring the lands in Adugodi village Begur Hobli, Bangalore Taluk, I am desired to state that it appears from the notes of inspection forwarded with your letter that the Land Acquisition Officer has been very careless in estimating the amount of compensation to be awarded for the lands at such high rates.

I am to request you to be so good as to forward a copy of your notes to the officer in question and obtain his explanation for the various errors committed by him. The explanation with your opinion thereon may be kindly submitted to Government for orders.

I am further to add that in a copy of the Land Acquisition Officer's report No.B.1-725/27-28 dated 20-10-1929 forwarded with your office letter No. C.5-6348/28-29 dated 13-11-1929 it is stated that he has valued certain lands to be acquired for the Vaccine Institute at Rs.3000/- per acre. I am to request that this

P.T.O.

G.S. 66-26-31 S.R

In all future communications please quote
No. C5-5263/29-30.
Enc 3

Tel. Address.—"DEPCOM"
Post Box No 34.

OFFICE OF THE DEPUTY COMMISSIONER,
BANGALORE DISTRICT.

Dated, Bangalore, the 24th June *1931*.

2145
EOM

FROM

K.V.Anantaraman,Esqr., B.A.,
Deputy Commissioner,
Bangalore District.

GENERAL SECRETARY. 25 JUNE 1931 No. L6026

GEN. & REV. SECTT. 26 JUNE 1931 L. & G. BRANCH L 6026

To

R.Ranga Rao, Esqr., B.A., B.L.,
General *Secretary,*
to the Government of Mysore.
B A N G A L O R E.

SIR,

Subject:— Acquisition of lands in Adugodi village, Begur Hobli, Bangalore Taluk for the extension of Sunkal Farm.

I have the honour to enclose herewith for information a copy of letter No.B1-725/23-29 dated 16-6-31 together with a copy of his order and that of statement in respect of the reconveyance of the lands to the original owners, received from the Sub Division Officer, Bangalore on the above subject and to state that the Sub Division Officer has been instructed to draw the amount of compensation at once as otherwise it will lapse.

As regards the reconveyance of lands etc, the Director of Horticulture has been addressed in the matter and the Sub Division Officer has been requested to interview the Director as well.

I have the honour to be,
Sir,
Your most obedient servant,

Deputy Commissioner,
Bangalore District.

25/6/31.

Letter No.B1-725/28-29 dated 16th June 1931 from the Assistant Commissioner, Bangalore Sub Division,to the Deputy Commissioner, Bangalore District.

With reference to Government Order No.E11625-78366-26 dated 12th May 1931 directing to me to complete the acquisition proceedings on the lines of your instructions before the end of the current official year and to reconvey the lands to original owners, if possible, after paying crop compensation to them I have the honour to state that acquisition awards have been passed by me in respect of 3 acres 33.1/3 guntas and reconveyance of lands to the extent of 43 acres 23.2/3 guntas have been ordered separately. The amount in the former case comes to Rs.11;306-4-6 while in the latter it comes to Rs.1541-10-4. The amount of compensation awarded in respect of lands acquired varies from 200/- to 400/- an acre and the extra amount awarded has been in respect of existing wells, Cocoanut trees and other malkies situated on the lands. In respect of awarding compensation for wells the D.P.W. authorities were consulted and award has been fixed according to their estimate.

11306-4-6
1541-10-4
12,847-14-10

A copy of my order in respect of the reconveyance of the land to the original owners together with a statement in the prescribed form is enclosed for favour of your countersignature and kind return when money will be obtained and disbursed to the parties concerned.

The lands are now in possession of Gardens Department and the Director may also be informed of the reconveyance of the lands and for the delivery of the possession of the same to the Amildar. It will kindly be seen that the reconveyance of the lands to such of the persons that are willing to take them back has left only three numbers viz S.Nos.14,15 and 38 in its entirety while the portions acquired in other S.Nos. constitute very small holdings in those Survey numbers. These small patches here and there will be of no advantage to the Gardens Department and will if approved be disposed of to the other share holders in the respective Survey numbers on the price that we have paid for acquiring them. After receipt of instructions further action as suggested will be taken.

" C o p y."

For Deputy Commissioner,
Bangalore District.

Subject:- Acquisition of lands in Adugodi village, Begur Hobli, Bangalore Taluk for the extension of the Sunkal Farm.

The total extent of the land taken possession of under section 17 of the Land Acquisition Regulation on 21-6-1929 comesto 53 acres and 2 guntas of which 6 acres and 13 guntas are "Phut Kharab" and the next extent in respect of which compensation has to be paid for is 46 acres and 29 guntas. The fact that these lands which were originally wet and ceased to be so due to the breaching of the Sunkal Tank and the starting of the Sunkal Farm in the land originally occcupied by the tank bed seems to have been supressed by the land owners and even though they had been paid compensation for the conversion of their wet lands into dry in 1910-11 at Rs 120/- per acre, they persisted indeclaring that these ~~were~~ are wet lands. The original valuation was far above the intrinsic value of the land and proceeded on a wrong hypothesis in as much as that these lands were wet. This valuation being greatly to the advantage of the owners and being also far above the market value of the land, they were eager to obtain compensation and were not in favour of the return of the lands to them but when the real nature of the case revealed itself as a result of further investigation they realised that compensation at that fabulous rate which they expected was no longer possible. The result was that most of the persons came forward requesting that their lands may be reconveyed to them if they are no longer needed by Government. They however asked for payment of compensation for the loss of crop for two years with a reasonable amount for bringing the banjar lands under plough again. As this was a very reasonable demand and as the proposal for the reconveyance of the lands to the owners has been sanctioned by Government in their Order No.E.625-78866-26 dated 12th May 1931, the determination of the amount of crop compensation per acre of land in this area was therefore taken up and the pahani accounts of the village was carefully gone into from 1918-1919.

It is seen from the pahani accounts that some of these lands had been left banajar during a few years and grown with ragi, Avare and Jolam in other years. Most of these lands have had miscellaneous bagayat crop or punaji paddy. It was also ascertained from local enquiry that lands situated in proximity to the sewage

Sewage Lilla or those to which sewage water could be led used to have a dry crop as well as a miscellaneous bagayat crop during the same year. The vegetable and other miscellaneous bagayat crop was raised by the surreptitious use of the surplus sewage water that used to flow down in small quantity during ordinary season and in fairly large quantity during rainy season. The lands have not been granted the "Usre" of the sewage water and its use though not authorised was not objected to as it was not utilised by any one. The average yield of dry lands in Bangalore Taluk as per statistical accounts is 5 pallas of Ragi but this cannot be taken to be the net return since a cultivator will have to pay land Revenue, engage labour, spend money for ploughing, mannuring and in obtaining seed grain for his field. In addition to this he has to watch his field and employ labour for weeding in the field and for harvesting the crop. The net income therefore can safely be placed at 3 pallas of Ragi per acre. In addition to this there is the ~~av~~ value of the subsidiary crop, in small plots, no doubt, in almost every field in this area. The average income each year can therefore be taken at Rs 25/- an acre. In fixing this value I have taken note of the fact that these lands are quite close to Civil and Military Station and to Johnson market which gives good facility to the owners to dispose of the grain and the garden produce at an advantageous prices. It is due to this circumstance that the avergae income per year for an acre has been fixed at this figure though ordinarily I would not have gone beyond Rs 20/- an acre. The figure of income assumed could not however be realised if lands are given out on gutta since there is no guarantee of a permanent tenure there and there is therefore no incentive for the cultivator to put forth his best efforts for the cultivation of the land. In a large majority of the cases the lands now taken for acquisition are owned by the agriculturists themselves and this aspect of the case has been taken note of in determining the valuation of crop.

As regards the grant of a lumpsum demanded for ploughing up and preparing the land again for cultivation, it is necessary to mention here the fact that the clayey nature of the soil requires frequent ploughing and digging. The lands having been fallow for two

two years the soil has become very hard. Special efforts are therefore necessary to render the land again fit for cultivation. Taking all these circumstances into consideration I think that a rate at Rs 10/- per acre for this purpose seems to me to be a fair and reasonable lumpsum grant, and the same is accordingly ordered.

The total extent of the land which has to be reconveyed to the original owners comes to 43 acres and 23 2/3 guntas and awards for acquiring the remaining ~~the~~ extent of the land have been separately passed, as the original owners of this extent are desirous of obtaining the award.

In this connection it is necessary to mention that in some cases small extents of lands measuring from guntas to guntas have also been acquired due to the unwillingness of the original owners to take these back. These small bits here and there will be of no benefit to the gardens department and the reservation of these bits in several survey Nos. will be a source of frequent misunderstanding between the owners on the one hand and the gardens Department on the other. It seems best to give these bits away to the holders of the respective survey numbers for the price that will be awarded to the owners thereof as they are eager to have them. The only contiguous block that will be acquired will consist of survey Numbers 14 and 15 as well as survey No.38 measuring 3 acres and 36 guntas and this can be handed over to the gardens Department.

A statement showing the lands reconveyed to the original owners and the amount of crop compensation proposed to be awarded is enclosed.

Sd/- M. Abdul Hukh,
Land Acquisition officer.

"COPY"

For Deputy Commissioner,
Bangalore District.

P.R.M.

Statement showing the lands to be restored to the owners in connection with the acquisition of lands in Adugodi village for Sunkal Farm.

Sl.No.	Name of the owner.	S.No.	Area to be restored. A.	G.	Amount of crop compensation to be paid at Rs.25/- per acre.	Lumpsum amount to be given for bringing the land under plough at Rs.10/- per acre.	Total.
S.No.1/6.	Mariappa and Kappanna.	11	0	12	7-8-0	3-0-0	10-8-0
2/7.	Munisamappa.	13	5	19	136-14-0	54-12-0	191-10-0
3/11 & 12.	Mariappa and Kappanna	16/2 & 3	1	11	31-14-0	12-12-0	44-10-0
4-13.	Gundappa, Subbaiya and Chinnappa.	17	1	26	41-4-0	16-8-0	57-12-0
5/14	Iyan Peramal.	18	2	15	59-6-0	23-12-0	33-2-0
6/15	-do-	19/1	0	14	8-12-0	3-4-0	12-0-0
7/16	Munisamappa.	19/2	0	22	13-12-0	5-8-0	19-4-0
8/17	Mariappa & Kappanna.	19/3	0	23	14-6-0	5-12-0	20-2-0
9/18.	Thoti Inam Chinna and Arjuna	20	1	20	37-8-0	15-0-0	52-8-0
10/19.	Kulla.	21	2	25	65-10-0	56-4-0	1121-14-0
11/20	Muniya.	23/1	0	23	17-8-0	7-0-0	24-8-0
12/21	Gundappa.	23/2	0	13	8-2-0	3-4-0	11-6-0
13/22	Kamaseshamma.	23/3	0	36	22-8-0	9-0-0	31-8-0
14/23	Tirumalappa.	23/4	0	8	5-0-0	2-0-0	7-0-0
15/24	Krishnaraj Urs.	24/1	1	9	30-10-0	12-4-0	42-14-0
16/25.	Nythappa for Jagadambal.	24/2	0	11½	7-3-0	2-14-0	10-1-0
17/26.	Shanbhogue Ramakrishnappa.	25	2	27	66-14-0	26-12-0	93-10-0
18/27.	Mariappa & Kappanna.	26/1	0	4	2-8-0	1-0-0	3-8-0
19/28.	Naga.	26/2	0	21	13-2-0	5-4-0	18-6-0
20/29.	Narasimhiya.	26/3	0	8	5-0-0	2-0-0	7-0-0
21/31	Kodathi Siddappa.	27/2	0	34	21-4-0	8-4-0	29-8-0
22/32	Dod Lakshmiah.	27/4	0	24	15-0-0	6-0-0	21-0-0
23/33	Lakshmakka, Subbaiya & Muniamma	28/1	0	37	23-2-0	9-4-0	32-6-0
24/34	Iyen Peramal.	29/2	0	26	16-4-0	6-8-0	22-12-0
25/35	Chinnamma, Halnaikanhalli Venkatappa.	28/3	0	22	13-12-0	5-8-0	19-4-0
26/37	Munisami Pillay.	29/2	1	44	27-8-0	11-0-0	38-8-0
27/39	Muni Tirumalappa	29/4	0	25	15-10-0	6-4-0	21-14-0
28/41	Muniappa alias Kakiyappa	30/1	0	11	6-14-0	2-12-0	9-10-0
29/43	Erappa Chari.	30/3	0	8	5-0-0	2-0-0	7-0-0
30/44	Chikveerappa.	30/4	0	16	10-0-0	4-0-0	14-0-0
31/46.	Munitirumalappa	32/1	0	13	8-2-0	3-4-0	11-6-0
32/50	Nanjundaiya.	35	3	16	85-0-0		

33/51	Lingappa.	36/1	5	22	138-12-0	55-8-0	194-4-0
34/53	Krishnaraje Urs.	37	0	9	5-10-0	2-14-0	7-14-0
35/47	Iyyappa.	32/2	1	6	23-12-0	1-8-0	30-4-0
36/36	Kenchappa, Dodmunivenkatappa	29/1	.	5.1/3	6-10-8	2-10-8	9-5-4
37/38	Munivenkatappa. Kenchappa	29/3	0	7	4-6-0	1-12-0	6-2-0
	Kenchappa		0	7	4-6-0	1-12-0	6-2-0
33/40	Kenchappa,	29/5	.	6 2/3	4-2-8	1-10-8	5-13-4
	Dodmunivenkatappa.		.	6 2/3	4-2-8	1-10-8	5-13-4
39/43	Manjundaiya.	34/1	0	24	15-0-0	3-12-0	18-12-0
40/49	Kenchappa	34/2	0	4 1/3	2-11-4	1-1-4	3-12-8
	Dodmunivenkatappa.	-	0	4 1/3	2-11-4	1-1-4	3-12-8
41/52	Krishnaraje Urs. Munivenkatappa.	36/2	1	6	23-12-0	11-8-0	40-4-0
	Total.				1088-12-8	452-13-8	1541-10-4

Rupees one thousand five hundred and forty one annas ten and pies four.

Sd/- M.Abdul Hukh,
Land Acquisition Officer.
Bangalore Sub Division.

" C o p y ".

For Deputy Commissioner,
Bangalore District.

EDUCATIONAL BRANCH
25 JUL. 1931
351

In all future communications please quote
No. C.5263/29-30.
Enc a copy.

Tel. Address.—"DEPCOM"
Post Box No 34.

OFFICE OF THE DEPUTY COMMISSIONER,
BANGALORE DISTRICT.

Dated, Bangalore, the 20th *day of* July *1931.*

GENERAL SECRETARY
22 JULY 1931
No. To
22.7.31

GEN. & REV. SECTT.
2452
L. S. G. BRANCH.

G.G 66-26-15

FROM

K. V. Anantaraman, Esq., B.A.,
Deputy Commissioner,
Bangalore District.

R. Ranga Rao, Esq., B.A., B.L.,
General *Secretary,*
to the Government of Mysore.
Bangalore.

SIR,

Subject:— Acquisition of lands in Adugodi village, Begur Hobli, Bangalore Taluk, for the extension of Sunkal Farm.

In continuation of this office letter No. C.5-5263/29-30 dated 25.6.31 reporting that the Sub Division Officer, Bangalore, had been requested to draw the full amount of compensation payable in the above case before 30.6.31 to prevent its lapse, I have the honour to state that the Sub Division Officer, Bangalore, reports in his letter No. B.1-725/28-29 dated 4.7.31 (copy enclosed) that a sum of Rs12.847-14-10 was drawn from the Treasury as detailed in the margin, including crop compensation for two years to be paid to the owners of 43 acres and 23 2/3 Guntas which will be re-conveyed to them and kept in Taluk Treasury for disbursement to the parties and that while checking the statement, it is found that crop compensation has been calculated for only one year and that a further sum of Rs 1088-13-8 being the crop compensation for the second year has to be drawn now and disbursed to the [illegible] He requests that Government may be addressed for sanctioning the [illegible] from the current year's budget by re-appropriation if necessary.

1. Cost acquisition-awards in respect of 3 acres and 38 1/3 Guntas of land	Rs	11,306-4-6
2. Crop compensation for one year		1088 -13-8
3. Lumpsum to be given for bringing the land under Cultivation		452-12-8
Total	Rs	12,847-14-10

It is not satisfactory that the Sub Division Officer was not [illegible]

in calculating the amount to be drawn. As the amount is due and has lapsed I request that the Government may be moved to place the necessary funds at the disposal of the Sub Division Officer, Bangalore, to enable him to finish the work soon.

I have the honour to be,

Sir,

Your most obedient servant,

Deputy Commissioner,
Bangalore District.

D.S.D.

Letter No. B.1-725/28-29 dated the 4th July 1931, from the Assistant Commissioner, Bangalore Subdivision, to, the Deputy Commissioner, Bangalore District re the acquisition of lands in Adugodi for Sunkal Farm.

In continuation of my letter No. B.1-725/23-29 dated 16th June 1931, I have the honour to state that the sum of Rs 12847-14-10 has been drawn and kept in deposit in the Taluk Treasury. The date of disbursement is fixed on the 10th instant. From letter under advertance it will be seen that an extent of ~~A.f. 243-233~~ 43 acres - 23 2/3 Guntas has to be reconveyed to the original owners and crop compensation for two years has to be paid to them.. While preparing the statement in the office, the crop compensation has been calculated for one year only and this statement was submitted in a hurry without scrutiny. The result is that a further sum of Rs 1088-13-8 as crop compensation has to be drawn and disbursed to the parties. I very much regret the mistake which has occasioned this reference and I request you to kindly address Government for sanctioning this sum from the current year's Budget by re-appropriation if necessary.

"C O P Y"

For Deputy Commissioner,
Bangalore District.

ENTIAL & IMMEDIATE.

CON Rc. 284/30-31.-Ener.

MR. K. V. ANANTARAMAN,
DEPUTY COMMISSIONER.

G.O 66-26.

CAMP CHENNAPATNA. 66
BANGALORE

Dated the 28th July 1931.

C.B. (?)-
Urgent

It seems to me that this has now ceased to be a matter to be dealt with by me. The chief Secy or the Development Secy has perhaps to deal with it now.

To the Hon'ble Secy
with compliments
Sd
31/7/31

Dear Sir,

With reference to your D.O. letter No. 1628/G.G. 66-26 dated the 12th May 1931 calling for the explanation of Mr. T. Abdul Khadir, regarding the valuation of lands notified for acquisition for the extension of the Sunkal Farm, I be to enclose herein for the information of Government the explanation received from Mr. T. Abdul Khadir. I have made a few marginal remarks on the explanation itself. The explanation is very diffuse and does not adequately meet the points raised by me. The main point raised by me was that the land should have been valued as dry land, the loss of water supply having been previously compensated. Mr. Abdul Khadir observes that he was cognizant of this matter and points to Mr. Taj Peeran's letter No. C. 5-6348/28-29 dated the 21st January 1930. That letter does not state the fact that compensation had been paid for the loss of the water supply but merely says that the land had been converted into dry owing to the breaching of the tank. It does not show that that the breach was not due to natural causes in which event there would be no question of compensation. That the tank was actually breached by Government with a view to make the bed available for the establishment of the Sunkal Farm and that the irrigation - rights of the ryots affected by that measure had been compensated do not appear to have been known. It was therefore incorrect to have valued the land as wet land. Mr. Abdul Khadir refers to the unreliability of the Survey Classification as a basis for the valuation of the land. This is a proposition which it is impossible to accept. He also refers to the superior quality of the lands in question. On this point I have nothing more to add to what I have already stated in my note.

AUG. 1931

Treat as early.

Sd
1-8-31
C/18

Mr. T. Narasimha Iyengar?

2nd?

2. The Government will remember that during the

last session of the Legislative Council Mr. B. K. Garudach. when the additional grant required for the acquisition in question came up for discussion stated that the lands in question were inferior in quality and that the value the Government had put upon it was unduly high. Mr. Garudachar is a big landholder and owns extensive property in Koramangala Village which adjoins Adgodi. His opinion in this matter fully corroborates the view taken by me. As regards the lands in question only a very small extent has been provided with the means of irrigation by the construction of wells and the surplus sewage water that may be available, is very limited in quantity and in most parts of the year quite precarious. Moreover it is available only to a small width of land on either side of the halla. The land owners of these lands are not entitled to this, as this halla is a feeder to the Koramangala tank lower down. If the water in this halla is interfered with, the persons doing so will be liable to punishment. It does not appear to me that a very careful enquiry was made before a revised estimate of the compensation payable was made. Isolated transactions in Akkithimmanahalli have been refered to but the Sub Division Officer of Bangalore Taluk Mr. Abdul Hukh made at my instance enquiries in the Collector's Office, C & M. Station, with a view to find out the rates at which lands have been acquired in the vicinity. Even in 1922 when land values were ruling high, lands suitable for the construction of houses have been acquired in Akkithimmanahalli at Rs 600/- an acre. The lands acquired for the extension of the Sunkal Farm are situated on either side of the main drain of the Bangalore City and therefore manifestly unsuitable for the construction of houses. I enclose herein a copy of a note drawn up by Mr. Abdul Hukh showing the awards made in respect of the lands in Akkithimmanahalli Village. The revised estimate prepared by Mr. Abdul Khadir exceeds even the figures allowed for valuable wet and garden lands under the Agara Tank which is a major tank always receiving a good supply of water. There has unfortunately been a tendency to make the awards in

in acquisition cases without adequate enquiries and the over valuation of the lands in the present case is ascribable to the same cause.

Yours sincerely,

R. Ranga Rao, Esq., B.A., B.L.,
General Secretary to the Government of Mysore,
B a n g a l o r e.

Confidential

Bangalore
11th July 1931.

Sir,

With reference to your confidential D.O.No.C c280 of 14-5-31 addressed to the Revenue Commissioner in Mysore, enclosing a note submitted by you to Government on which my explanation has been asked for in the matter of acquisition of ~~land~~ lands in Adagodi village, Bangalore Taluk, for the extension of the Sunkal Farm, I beg to state as follows:-

2. I may say at the outset that I used every precaution in calculating and arriving at the approximate sum needed for paying compensation to the owners of lands. The figures furnished by me were scrutinised by the previous D.C as per orders of the Government, and the then D.C. inspected every bit of the land and made enquiries about the prices of land in the neighbourhood and in the village itself and submitted his report No.C5 - 6348/28-29 of 21-1-1930 to the Government from which it may be seen that he has generally agreed with me and considered that an average rate of Rs800/- an acre may be paid plus the usual statutory 15% for compulsory acquisition. Over and above this scrutiny there was, subsequent to this, an inspection on 1-8-1930 of the lands by the General Secretary to the Government and the Director of Horticulture, when the Deputy Commissioner was also present. It was then observed that the Amildar's valuation of Rs250/- an acre was too low for lands so close to the City and the C & M Station. The explanation of the Amildar was also called for. After the report from the then D.C. Government in their order No.D 13679 - 82/G.G.66 - 26 - 31 of 13-6-30 agreeing with the D.C. placed a sum of Rs65000/- for payment of compensation to the owners.

I am bound to say that I did not agree with this view. I thought all the time - and said so too - that the lands appeared to be too high valued. I also felt that the estimate appeared to have been based on what was paid for a piece of land in the cemetery close to the Sunkal Farm. I, therefore, thought we were paying enough for the extension.

RG
31/7/31

3. I beg to mention here that what I had applied for was an approximate sum only, and it included not only the price to be paid for the land but also the price of the costly irrigation wells, the statutory 15% to be paid for compulsory acquisition as well as crop compensation for at least one year, and as the second year had already commenced interest for a year on the amount awarded. I beg to submit that my estimate was based on evidence producedin the court. I would not have actually paid at the rate which was asked for, but the rates placed before me could not be entirely neglected when merely estimating what would be needed. It generally happens that the estimate is not exceeded and the amount not utilised is remitted to the Treasury. Any amount which was left over after my awards had been finally passed would certainly have been remitted. In the case of wells the P.W.D had not been comsulted by me. Considering the importance of the case I had intended to examine some other witnesses as Court witnesses. I beg to submit that the previous D.C's estimate was only slightly less than my valuation. I am not yet convinced that the low rate of Rs250/- which the Amildar had calculated and which the D.C. seems to approve of (vide para 6 of the note) is a safe rate which will be accepted in a Civil Court if it is challenged. In para 4 of his note to the Government the D.C. mentions that the Thiglars consider that the land is worth Rs500/- to Rs750/- an acre, and that they are will ing to offer Rs1000/- an acre if the land is sold to them on certain concessions i.e., if sewage is supplied to them and roads are laid out to carry on agricultural operations. From their representation it may be seen that they do not wish to be charged any interest for payment of the pricemoney although they have asked for its payment in instalments. These Thiglars applicants, in respect of their relation with Government may be said to be in the position of purchasers as presumably lands were being acquired to settle

81

settle them and they have valued them. They stand to gain by under valuing the lands. If the real agriculturists and business men value the lands from two to three times more than the valuation of the Amildar it seems that the Amildar under estimated the land considerably. If they say that the lands are worth from Rs500/- to Rs750/- an acre it would not be a very wrong valuation to consider that they are worth ~~Rs600/- to Rs850/-~~ a little more. -. I considered that the lands could not be as highly valued as in Akkithimmanhalli (C & M Station limits) nor as low as lands south of Adagodi village. It was ascertained that the conversion fine in Akkithimmanhalli is only 30 times the Land Revenue Assessment. Mention is made of this in previous D.C's report of 21-1-1930 that the conversion fine is not as heavy as in city limits. This might amount to about Rs60/- or 70/-. But the award of the Collector was at the rate of more than Rs1500/- an acre for S.No.53 of Akki thimmahalli plot which adjoins S.No,38 of Adagodi. It may be seen from the records that the local authorities (the Taluk Amildar, in his report of 6th January 31) even considered that if the land was disposed of in small plots even better prices than those offered by the Thiglars could be obtained. In the course of some of my reports I may have referred to the extensions of Akkithimmanhalli(C & M Station) etc., in close proximity to the lands to be acquired but I have not valued these lands as building land. So far as my information went the Collector did not value S.No.53 as building site, but as agricultural land. His value for 2a. 33 guntas as mentioned above is Rs5750/-. Copy of the award in this case has been filed. In the case of S.No.54 of Akkithimmanahalli which adjoins the to be acquired, the Collector has awarded Rs1500 an acre. In this case also he has valued the land as agricultural land.

4. In para 3, D.C. refers to compensation having been paid already to owners of these lands in 1910, when the tank was breached, at the rate of Rs120/- an acre for converting their wet lands into dry lands. I beg to submit that I was not ignorant of these facts. They were very prominant in my mind. I did bring these facts to the notice of the previous D.C. who refers to them in his report of 2-1-1930 and notwithstanding this he considered that an average

Flag II

Flag II

There is no reference in this case to any valuation by the Thiglars. The Collector has not been taken into confidence by the Thiglars. Ex 24/2

This information is gathered from Confidential enquiries made of influential people in C & M Station. Somehow the parties did not quote this case. It does not appear that the owners had paid any conversion fine previous to acquisition.

average rate of Rs800/- an acre plus 15% was a fair comp ensation. I beg leave to represent that a long period of 20 years elapsed since that compensation was paid for and it was for a different purpose altogether unconnected with the acquisition of these lands. In the meanwhile dry lands have increased in value all round Bangalore and unless under great financial distress rayiats in these parts do not part with them now. It would not be an exaggeration to say that any depreciation in value which immediately followed the conversion of wet lands into dry has been quite made up in this long interval by the general increase in land values. It is significant that sales have been very few and far between in this and the neighbouring villages and these few sales generally indicated that they were due to financial difficulties. I am not sure whether the present day raiyats residing in the proximity of Bangalore will accept the proposition that because their ancestors and previous owners willingly agreed to a compensation of Rs120/- per acre for conver sion of wet lands into dry twenty years ago this old trans action has to be considered against them in valuing their lands and the existing changed conditions ignored to any extent. The seriousness with which the present day rai- yats living in the vicinity of Bangalore, view acquisit ion proceedings is evidenced by the facts that in these cases several eminent lawyers have been engaged to repre sent them. Although one must not yield to exaggerated claims coming from any source even if they be lawyers one cannot be ignorant of changed conditions and disregard equity. The land has about 50 plots comprising, 1 plot of 5a. 19 guntas, 1 plot of 3-16 guntas, 4 plots between 2 and 3 acres, 11 plots between 1 and 2 acres and as many as 33 of less than an acre. The list of transactions obtained from the Sub-Registrar contains sales of some small plots. Several small plots in the land to be acquired are of similar valueto the plots mentioned there in , for instance S.Nos.44 and 46. The latter are situated

* As a matter of fact Several small bits of dry lands, which were once portion of the lands now being acquired, were paid for at the rate of Rs 4001- an acre when they were acquired in 1911 for Sewage channel as when the lands were converted from wet into dry. (valuing it land as wet land) 24/3

This is a bold statement.

83

situated further east, and are vegetable garden lands just as some of the lands to be acquired are. An extent of 6 guntas of S. No.46 was sold on 27-9-26 for Rs200/- and an extent of 7 guntas of S.No.44 was sold for Rs100/- on 28-6-27. I beg to submit that in this particular case as out of 50 plots there are as many as 32 small plots in the area to be acquired sales of small plots cannot be easily ignored. In the plots to be acquired sales of two plots Nos.37 and 17 and registered by the Sub-Registrar are mentioned. S.No.37 dry 7 guntas was sold on 15-9-26 for Rs100/-, and S.No.17 dry, extent 18 guntas has been sold on 1-10-27 for Rs220/-. In the face of these sales I fail to see how the Amildar's estimate of Rs250/- is nearer the mark. The sale prices of S.nos 46, and 44 which are outside the area correspond to the prices of S.nos 37 and 17 which are in the acquired area.

The Sub-Regr's figures should not be taken as conclusive evidence, the extent under which sales were effected should be known before much value can be attached to them. Ca

5. It has been remarked that the soil is of inferior quality and cannot produce any good crops without irrigation for which there is no facility. I beg to be excused for differing from this opinion. There are some portions of this area irrigated by wells and under intensive cultivation with English vegetables, flowers and other vegetable crops. About half the land has been enriched in various degrees by surreptitious use of sewage water flowing in the channel close by. There are cuts in the bank in some places which indicate the place whence sewage water has been baled out to lands close by. I was also informed that some raiyats had conveyed the rich silt from the bed of the Koramangla Tank(which at present receives Bangalore City sewage) situated close by and used it on their lands. I have actually seen the crops in this area and I may say that with average rainfall- such as there was in 1928 - 29 - the crops were the best of their kind and equal to the best anywhere seen by me. Although to outward appearances the soil may appear poor now, after the lapse of a couple of years since cultivation was given up yet this fact alone does not signify that the land was not rich in manure when it was taken possession of and did not yield a good crop. The local authorites were no doubt wrong in not having recovered in previous years, some

Near transactions also indicate that the Valuation of smaller units is a factor to be taken into consideration. S.nos 46, and 44 are situated only about a 150 yards lower down from S.nos 37 and 17.

Very small area

84

some additional tax for the use of this small quantity of sewage but when I questioned the village officials they represented that such use could not be satisfactorily proved now and that the raiyats had also used the silt from the Koramangla Tank. Under these circumstances I considered that ordinary dry and garden rates of valuation could not be applied and that slightly higher than ordinary rates should be applied. The previous D.C., if my memory serves me right, saw the paddy crop in a portion of this area. I venture to think that if the present D.C had actually seen the crops (when the land was not in a neglected condition as it is now) he would not have depreciated the quality of the land so much. Even Punji paddy that is grown in this area is not "very preccarious" as in other places as the element of precariousness is counterbalanced by the exceptionally large yield due to richness of soil with even moderaterains. The survey classification, I beg to submit, was made years ago without anticipation of later developments and although generally to be considered as a factor in valuing lands was in this case not quite applicable. It is common knowledge that lands which were dry at the time of the Survey classification are a few years later gardens with wells. My classification of wet and garden was not in the sense of survey classification but a classification for my own information to distinguish lands which although classed dry were under vegetable or garden crops due to existence of well irrigation etc. It is a fact that the garden lands in this area are not perennial garden lands. (except in newly laid out portions in 2 or 3 S.Nos., but these are so to say in their infancy). But in several of these garden lands English vegetables and flowers are grown, which, according to common knowledge, being close to Bangalore, yield a better income than garden lands elsewhere. Under these circumstances their market value is higher than that of ordinary garden lands in other localities. Survey Assessment does not seem to be a proper criterion in the present case. Lands in which wells are dug at

All this is speculation. It is limited in quantity + precarious. ✓ 24/1

!!

11

This started the Crops in

did you get any figure of income obtained? CL

dug at private expense and on which English vegetable products are raised, should, in my humble opinion be valued for purposes of acquisition just as garden lands irrigated by a Government source. A few of the wells are very well built and contain an unfailing large supply of water thus guaranteeing a large steady yield. I also beg to point out that the actual area under garden (vegetable) crops is very much more than the area shown in the village accounts, due to the fact that the village accounts give the area under garden at the time of the Survey Settlement, whereas, as I have stated above, on account of the construction, later, of private wells a larger extent of dry land has been converted into vegetable growing garden land.

6. It is also remarked in para 7 of the D.C's note that I have suggested that crop compensation should be paid in addition to the interest on the amount awarded. The D.C. remarks : "The correct procedure to follow is to pay for the actual crops which were standing on the land at the time the lands were taken possession of and to allow on the award amount, interest ~~for~~ the date of taking possession". I beg to state that I do not see much difference in the course which I had intended to take and the principle laid down by the D.C. I beg to submit that almost the entire area had been ploughed and manured, and that 3/4ths of the area had been actually sown, and over a great portion of this area seedlings from half a foot to a foot high had come up. There was a very small area which was shown as being always banjar for which perhaps no crop compensation would have been paid by me at the time of the actual award although so far as I can remember the man stated that he had made arrangements to grow crops. I did not however believe him then. But this particular case I had reserved for further confidential enquiry. But regarding the other cases the majority deserved favourable consideration as regards payment of crop compensation. I believe that, even though the growing crop over a very large area was very seen over-run and grazed by cattle yet, later, after the

after the Government took over possession the Horticultu ral Department did actually reap some crop - paddy. I considered that as the raiyats had actually undergone the heavy labour of ploughing and incurred the cost of manur ing and seen the crop growing on the land, some crop compensation was due to them. It is also remarked that the rates of crop compensation assumed are unduly high. I have already mentioned that owing to the richness of the soil the yield in those parts is high. Evidence had been let in regarding the quantity of yield. I have not calculated the yield upon the mere claims made in the statements filed by the parties.

7. Regarding the observation made by the D.C. in para 8 that the raiyats may take back the lands as fanci ful prices will not be paid to them, I beg to state that as soon as it was known that the scheme would be very costly and under orders of the then D.C. enquiries were set on foot whether the raiyats would take back their lands. About a month before I handed over charge of the Sub-Division owners of about 20 acres (2/5ths of the extent acquired) had agreed to take back their lands. This showed that some of them did not want to part with their lands although they had been bargaining for fancy prices and that they were then alone aware that fancy prices would not be paid to them by me. I had myself submitted a report on 24-1-31 that some of the raiyats were agreeable to take back their lands if crop compensation was paid to them. It may also be seen that both the Taluk Amildar and the City Amildar in their reports of December 1930 and January 1931 stated that if the lands were disposed off in small plots there would be keen competition and the City Amildar reported that it would be more advantageous to dispose of them to the public instead of to the Thiglars. No one of course offered to take them on the terms of the leases and conditions on which the Horticultural Department wanted to dispose of them.

8)

8. In conclusion I have once more to represent that I proceeded with due caution in the cases, that I was aware of the compensation of Rs120/- per acre paid in 1910 for converting wet lands into dry (which fact, I beg to submit is not sufficient to undervalue the lands now and for not paying for the lands at dry rates,) that the soil is not of inferior quality as it has been enriched by utilisation of sewage water and silt from Koramangla Tank, that since the original Survey classification some of the lands have been brought under vegetable (English) and other garden cultivation and for this reason Survey classification is not a correct guide in this instance, that it is significant that the Thiglars value the lands from Rs500/- to Rs750/- per acre (vide para 4 of the D.C's note), that agricultural lands (not house sites) adjacent (not further off than 20 or 30 yards) to these have been acquired in C & M Station for about Rs1500/- an acre, that in spite of this acquisition in the C & M Station I have valued the lands to be acquired as agricultural lands. According to sales of lands in the immediate neighbourhood in Adagodi itself, (lands in Adagodi itself but distant from these give no safe bases for valuation) , that even before I handed over charge owners of about 2/5ths of the extent had expressed their willingness to take back the lands (vide report of Taluk Amildar), that the amount I had applied for was what I considered an approximate amount that I had not resolved to spend the whole amount, and that the previous D.D D.C. also considered that my valuation was not wrong. I beg to submit that the lands are in a neglected condition now but they were in good condition at the time of acquisition and the crops here and there was in excellent condition.

Only in some parts. according to your statement. But this is no case to fix an all round high rate for the whole 52 odd acres &c

P.T.O

88

9 I may be permitted to state further that the conditions of to-day governing the value of lands in that locality materially differ from those that existed when proceedings were started to acquire them. The relative position has changed, the Government being in the position of sellers of a neglected area and the people in that of buyers trying to undervalue the land as much as possible. This is considerably aggravated by the fact that the trade conditions are very depressing, the price of every article is unprecedentedly low, and the demand for land is consequently anything but satisfactory. It is a point for note that even under these conditions only a few months ago the Thiglars, who alone are interested in the lands, have estimated the value at from Rs500/- to Rs750/- an acre. I may add in this connection that the City Municipality have recently awarded compensation at Rs500/- per acre for lands less than ½ a mile distant - close to Lal Bagh - Sarjapur Road. These lands are not so well situated, (unfit for cocoanut garden or vegetable cultivation) but on a much higher level and adjoining stone quarries.

10 I beg to return the file relating to the acquisition of these lands. I beg to be excused for several corrections in typing in this report.

I beg to remain,
Sir,
Your most obedient & humble servant

Special First Magistrate
Bangalore.

Copy of the note submitted by Mr. M. Abdul Hukh, Sub Divsion Officer, Bangalore Sub Division, Bangalore.

Submitted:-

In connection with the acquisition of lands for the Sunkal Farm at Adagodi, I had gone to the Office of the - Collector, Civil and Military Station to find out the awards paid for the lands acquired in this neighbourhood by the - British authorities. The awards had been made in 1922 i.e., at a time when property valuation was very high. The - following cases were seen viz:-

No. 78 of 1922 for S. Nos. 44 and 48 of Akkithimmanahalli where awards were made at ₨ 600/- an acre. This land on inspection was found to be quite suited for construction of houses.

No. 47 of 1922 of Akkithimmanahalli awards paid at ₨ 600/- and the land is very good for house construction.

Case No. 46 of 1922.			
Case No. 45 of 1922.		Do	Do
Case No. 71 of 1922.		Do	Do

D/- 22-7-31.

"Copy"

Deputy Commissioner,
Bangalore District.

SRD/29-7-31.

Appendix F G–3]

SUBJECT.....

.....

.....

Section G. G

File No. 66-26

Serial No. 27

Diary No. of letter replied to.....

Proceedings of the Government of His Highness the Maharaja of Mysore.

General and Revenue Secretariat

( )

the 193

Date of issue 1/8/31

Signed by.....

May this be

i. printed?

ii. treated as a standing order?

iii. published in the Gazette English Part?

iv. translated?

v. placed at the disposal of the press?

vi. published in the Gazette, Kannada Part?

List of enclosures.....

Copied by 1/8/31

Examined by.....

Read—

G.O. No E 1625-7 / G.G 66-26 dated the 12th May 1931 sanctioning an additional grant of Rs 35000/- during 1930-31 for the acquisition of lands in Bengeri village Begur Hobli Bangalore Taluk for the extension of the Sunkal Farm

2. Correspondence ending with letter No 6 5263/29-30 dated the 20th July 1931 from the Deputy Commr. Bangalore stating that only a sum of Rs 12847-14-10 out of the sanction granted in the G.O. read above was drawn before 1st July 1931 for payment of Compensation and that it has since been found that an additional sum of Rs 1083-13-8 being the crop Compensation for the second year, has become payable for payment and requesting in the circumstances explained sanction for the payment of the above sum

from the current years budget by

re-appropriation if necessary

Order C765-7914-8-31

~~Sum of Rs 10823-13 was accordingly~~ Sanctioned,

~~by the D.C. Bungalow~~ the cost being met from the saving of (Rs 175-7-20) ~~Rs~~.

~~by re-appropriation of~~ Rs 2340/- provided

for one Assistant in the Gardens Dept

on a pay of Rs 27 Rs 2 Botanical and other Gardens

(Appendix B) in the current years budget

CE
17/8

By Devadas

To

The D C. Bungalow

The Comptroller Hqrs

The Director of Horticulture

SK
12. 8. 31.

14 AUG. '31
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Appendix F G—1

SUBJECT.....

.....

.....

Diary No. of letter replied to.....

General and Revenue Secretariat
( )
the *193*

Date of issue 28/7/31

Signed by.....

List of enclosures.....

Copied by.....

Examined by.....

Confidential

Section G. G

File No. 66-26

Serial No. 58

No. 6917

To The D.C. Bangalore

Dear Sir,

With reference to correspondence ending with your D.O. letter No. CC. 284/30-31 dated the 25th July 1931 forwarding with your remarks the explanation of (Mr. T. Sadasiva Reddi) for his high estimate of compensation to be paid for the acquisition of land for the extension of the Lunatic Asylum Bangalore, I am desired to state that the explanation of the officer is not satisfactory and that he may be instructed to be more careful in future